



INFORMATION BULLETIN No. 37

City of Blaine

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LOT CONSOLIDATION

WHAT IS A LOT CONSOLIDATION ?

A Lot Consolidation is an action to turn two or more lots into one lot. There are a few ways that this can occur, but the easiest and least costly method is to file a "Covenant to Bind." This is legal document that takes two or more lots and permanently and officially binds them together as one parcel.

A LOT CONSOLIDATION CAN BE USED TO:

Take two or more lots and make them into one lot. This is usually used to create a larger parcel that meets the size requirements of a buildable lot for the zoning district. A covenant to bind effectively eliminates parcels lines between multiple small parcels to create one larger parcel. A covenant to bind leaves the exterior property line intact.

What does "recording" mean?

Recording a document, means an action to make the document part of the public records of the County . Many types of documents are recorded to provide the public with notice of chain of title or other interest in real property.

A LOT CONSOLIDATION CANNOT BE USED TO:

Create a new lot by dividing parcels, or
Move a lot boundary to a location other than currently exists.

If you wish to move lot boundaries from one place to another, or take multiple parcels and turn them into a few larger parcels, you need to process a Boundary Line Adjustment or Short Plat. Consult with Community Development Services staff to determine what applications you need.

HOW IS THE APPLICATION PROCESSED?

The application is a simple process. It follows these five steps:

1. Consult with staff to determine if a Cove-

nant to Bind Properties will be adequate to serve your needs.

2. Obtain a copy of the Covenant to Bind Properties sample document from staff.
3. Consult with your attorney as applicable and complete the covenant.
4. Record the covenant at the County Auditor's Office.
5. Return one copy of the recorded covenant to the Community Development Services office.

HOW DO I APPLY?

1. There is no official City approval of this action, so there is not an application process.
2. There are no City fees related to processing the covenant.
3. Consult with staff before processing a covenant.

You are encouraged to schedule an appointment to consult with staff.

MORE QUESTIONS?

For further information, please call the Community Development Services Department at the City of Blaine (360) 332-8311.

The City of Blaine's Community Development Department has created customer information bulletins to inform the general public about the effect of codes and regulations on their projects. These bulletins are not intended to be complete statements of all laws and rules and should not be used as substitutes for them. If conflicts and questions arise, current codes and regulations are final authority. Because the codes and regulations may be revised or amended at any time, consult City of Blaine, CD staff to be sure you understand all requirements before beginning work. It is the applicant's responsibility to ensure that the project meets all requirements of applicable codes and regulations.