



Boundary Line Adjustments

Short Subdivision Team

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What is a boundary line adjustment?

A boundary line adjustment (BLA) is a division of land for the purpose of adjusting boundary lines between lots, which do not create any additional lot, tract, parcel, site, or division, while satisfying public concerns of health safety and welfare. If a fence was located in the wrong place, your neighbor's house is on your property line, or if your house is on your neighbor's property line, you may wish to use a BLA to correct the situation.

How do I apply for a boundary line adjustment?

Contact Planning and Development Services at (360) 676-6707 for an application form. Most BLAs are done with the help of a surveyor, attorney, or land use consultant, but you may complete it yourself. The application requires a scaled drawing showing the old and new lot lines, approximate locations of all existing structures, driveways, wells and other infrastructure. You will also need a Subdivision Guarantee (or Plat Certificate) issued by a title company.

What is the process for a BLA?

Boundary line adjustments involve a two-step process. Part of the BLA process includes verifying that the lots being adjusted are lots of record (see Lot of Record Handout). If everything checks out, you will receive preliminary approval. After receiving preliminary approval you will need to prepare

the necessary deeds to complete the adjustment. Depending on the complexity of the adjustment, you may need to create easements for access or water/septic service. Once the signed and notarized deeds are brought to Planning & Development Services, final approval will be in the form of a "Certificate of Exemption." After the deed(s) are certified exempt, they must be filed for record with the county auditor, at which time the BLA will be complete.

Fees

Please refer to the current Whatcom County Unified Fee Schedule.

Information

Boundary Line Adjustment methods are varied and complex. For a comprehensive application process for your individual lot please contact the Short Subdivision Team at the subdivision counter between 8:30 a.m. and noon, Monday through Friday.

Planning and Development Services
5280 Northwest Drive
Bellingham, Washington 98226 USA
E-mail: pds@co.whatcom.wa.us

Staff Contact: Short Subdivision Team
Phone: (360) 676-6907

THE PLANNING AND DEVELOPMENT SERVICES HANDOUT SERIES