

Submittal Date: \_\_\_\_\_

Legal Lot Verification PA \_\_\_\_ - \_\_\_\_\_

**Validation of a Unit of Land  
Supplemental Legal Lot Verification Application Form**

Unit of Land: Map \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ . \_\_\_\_\_ Acreage \_\_\_\_\_ Zoning \_\_\_\_\_  
Township - Range - Section . Quarter

Applicant/Owner: \_\_\_\_\_ Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
(Street address – Post Office Box) Post Office/City, State Zip Code

Agent: \_\_\_\_\_ Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail \_\_\_\_\_

The provisions of ORS 92.176 allow Lane County to validate a unit of land that was not lawfully created under two options:

- (1) If the unit of land is undeveloped, or
- (2) If the unit of land was developed with County approved building permits.

**(1) Option #1: The unit of land is undeveloped: Oregon Revised Statute 92.176**

*(1) Lane County may approve an application to validate a unit of land that was created by a sale that did not comply with the applicable criteria for creation of a unit of land if the unit of land:*

- (a) Is not a lawfully established unit of land; and*
- (b) Could have complied with the applicable criteria for the creation of a lawfully established unit of land in effect when the unit of land was sold.*

**Provide all of the following information:**

- Attach a copy of the conveying deed or contract to this Application. \_\_\_\_\_  
(Recording Information)
- Date the conveyance segregated the subject property from the parent parcel \_\_\_\_\_  
(Date of signing)
- Submit an application for a legal lot verification along with this supplemental application

**Answer the following questions to the best of your knowledge:**

- A.** The date that applicable land division laws for either a minor subdivision or partition came into effect was \_\_\_\_\_. The “parent” unit of land from which the subject property was divided, was divided into \_\_\_\_\_ separate units of land within the same calendar year.
- B.** The zoning designation for the unit of land at the time of sale was \_\_\_\_\_ and the minimum lot size for creation of a new lot or parcel was \_\_\_\_\_ acres.
- C.** The subject unit of land that was created by the sale was \_\_\_\_\_ acres in size. The “parent” unit of land from which it was divided was reduced to \_\_\_\_\_ acres in size as a result of the sale.

**(2) Option #2: The unit of land was developed with County approved building permits:  
Oregon Revised Statute 92.176**

*(2) Notwithstanding subsection (1)(b) above, Lane County may approve an application to validate a unit of land under this section if the County approved a permit, as defined in ORS 215.402 or 227.160, respectively, for the construction or placement of a dwelling or other building on the unit of land after the sale. If the permit was approved for a dwelling, Lane County must determine that the dwelling qualifies for replacement under the criteria set forth in ORS 215.755(1)(a) to (e).*

The replacement standards of “ORS 215.755(1)(a) to (e)” require compliance with the following:

- (1) Alteration, restoration or replacement of a lawfully established dwelling that:
  - (a) Has intact exterior walls and roof structure;*
  - (b) Has indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;*
  - (c) Has interior wiring for interior lights;*
  - (d) Has a heating system; and*
  - (e) In the case of replacement, is removed, demolished or converted to an allowable nonresidential use within three months of completion of the replacement dwelling.**

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**Provide all of the following information:**

- [ ]** Attach documentation as evidence that the existing “dwelling” was lawfully built or placed:
  - (a) Copy of the Lane County issued construction or placement permit BP \_\_\_\_\_; and  
Copy of the final inspection or confirmation from the Lane County Building Official that the final inspection was approved. Date of final inspection: \_\_\_\_\_.
  - (b) Photographs of the exterior of the existing dwelling depicting all exposures and roof from ground level.
  - (c) Photographs of the kitchen sink, and bathroom toilet and shower or tub.
  - (d) Copy of the Lane County sewage disposal system installation permit SI \_\_\_\_\_, or confirmation from the Lane County Sanitarian of the existence of an approved system.
  - (e) Photograph of interior lighting fixtures, and a recent billing receipt or correspondence from the electrical service provider attesting to electrical service to the dwelling within the prior twelve-month period.
  - (f) Photograph of the heating system (furnace, wood stove, solar, etc.).

- [ ]** Attach documentation as evidence that the existing “accessory building” was lawfully constructed:
  - (a) Copy of the Lane County issued construction permit BP \_\_\_\_\_; and  
Copy of the final inspection or confirmation from the Lane County Building Official that the final inspection was approved. Date of final inspection: \_\_\_\_\_.
  - (b) Written description of the current use or uses of the existing building, e.g. shop, storage, etc.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature Date