



# Innocent Purchaser Affidavit Checklist

The Department of Local Services, Permitting Division (Permitting) provides development services and permitting for the unincorporated areas of King County.

Filing an Innocent Purchaser Affidavit is a process established by Washington State and King County codes that may allow recognition of property as a separate lot when said property is purchased for fair value and without knowledge that it was sold in violation of state and local subdivision laws. The recognition of property as a separate lot does not necessarily entitle an owner to permits for property development. Issuance of development permits is dependent on compliance with land use regulations and building codes.

King County Code (KCC) 19A.08.090 allows purchasers to be recognized as innocent purchasers on a "one-time-only" basis. Therefore, all property in question, for which innocent purchaser status is sought, needs to be included in a single request for consideration.

## Submittal Documents

The following checklists outline the minimum submittal requirements for an Innocent Purchaser Affidavit.

Copies	Required Submittal Documents
1	<a href="#">Innocent Purchaser Affidavit</a> <ol style="list-style-type: none"> <li>1. Property purchase information               <ol style="list-style-type: none"> <li>a. Purchase date</li> <li>b. Common description of property</li> <li>c. Full legal description of property</li> </ol> </li> <li>2. List of documents relating to the property purchase. <u>Attach copies.</u></li> <li>3. Purchase price               <ol style="list-style-type: none"> <li>a. Attach property appraisals if available</li> </ol> </li> <li>4. Previous Innocent Purchaser Affidavit submittals?</li> </ol>
1	Copy of earliest deed describing the subject lot. Available from a title insurance company.
1	Copy of your deed or real estate contract
1	Copy of title report
1	Provide copy of current Assessor's map. See <a href="#">Property research and maps.</a>