



King County Code; Criteria for Substantially Complete for Recording of Plats and Short Plats

Title 19A Land Segregation, 19A.08.160 Minimum improvements before final recording of plat or short plan - exceptions – post of financial guarantee.

- A. Except as otherwise provided in subsection B. of this section, before final recording of a plat or short plat, the following minimum improvements shall be constructed consistent with the approved plans;
1. Drainage facilities and erosion control measures consistent with K.C.C. 9.04.090;
 2. Water mains and hydrant installed and fire flow available, sewer mains, laterals and sewer manholes installed, if required;
 3. Roadways meeting the approved engineering plan's layout drainage, geometric and road width requirements and finished with an asphalt treated base. The final surfacing on the roadways may be bonded;
 4. Pedestrian facilities complying with the Americans with Disabilities Act; including but not limited to, curb ramps, sidewalks and shoulders, where required;
 5. Specific site improvements required by the preliminary plat approval ordinance or preliminary short plat approval decision, if the decision requires completion before plat recording;
 6. Delineation of sensitive areas that are to remain undeveloped;
 7. Temporary control monuments set by a land surveyor, located in conformance with this title, and in place at final inspection. Permanent monuments and control points shall be set and verified by a land surveyor within ninety days of the final lift of asphalt;
 8. Improvements without which the director determines a safety hazard would exist; and
 9. All private improvements outside of the right-of-way or road easement and access tracts.
- B. The director, in consultation with the department of natural resources and parks, department of transportation, the prosecuting attorney, and other affected agencies, may allow the applicant to post a financial guarantee for any identified noncritical required improvements, as determined on a project by project basis, if:
1. The expiration of the plat or short plat is imminent or other extraordinary circumstances prevent the construction of the improvements before the final recording;
 2. The inability to construct the improvements is due to unavoidable circumstances that in no way resulted from the actions or inaction of the applicant;

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3. The applicant submits a detailed construction completion timeline and the department determines the applicant will be able to complete the work or improvements to be covered by the financial guarantee within a reasonable amount of time; and
 4. Approval of the final plat or short plat before completion of the work or improvement will not be materially detrimental to existing county infrastructure or private properties in the vicinity of the subject property.
- C. The director shall have right of entry onto any lot, tract, easement or parcel that is part of the final plat or short plat to ensure compliance with the minimum subdivision improvements required in subsection A. of this section. (Ord. 17539 § 12, 2013: Ord. 16267 § 10, 2008: Ord. 13694 § 51, 1999).

Updated: January 1, 2019

Additional Resources

King County

[King County Code](#)

[Department of Local Services, Permitting Division](#)

[Recording Documents](#) (Notary and recording service available at the Permitting office)

[On-line Permit Status, Invoice Payment and Inspection Scheduling](#)

[IVR Inspection Scheduling, phone number and codes](#)

