



# Property Research Guide

## Resources and Services

Various King County, Washington State and city departments and agencies manage public land and property records within the County. The Department of Local Services, Permitting Division (Permitting) is responsible for management of land use activities, building permits and code enforcement in the unincorporated areas of King County.

Permitting can provide some assistance for individuals seeking current land use, building and code enforcement information on a specific parcel in unincorporated King County. Since there are so many aspects to property records, as well as many legal issues, the following is a general guide to property record resources and services. Many of the property research resources mentioned below provide information for all properties in King County.

## Legal Lot Status

In some cases, applicants will be required to provide proof of a legal lot (parcel) before a building permit can be accepted. Please see [Legal Lot and Legal Lot Determination: Application](#).

## Zoning and Land Use

Land use zoning can be determined from the resources listed below. Permitting can provide a [Zoning Certification Letter](#) to confirm and document that a new, changing or existing land use for a specific property complies with King County Zoning Code.

## King County Code and Land Use Planning

[King County Code \(KCC\)](#)

[King County Comprehensive Plan](#) and [Sub-area Work Plans](#)

## Property Record Resources

King County; [Department of Local Services, Permitting Division](#)  
(<https://www.kingcounty.gov/depts/local-services/permits.aspx>)

[Permitting office location, office hours and contact information](#)

[Public Noticing and Records Research](#)

Unrecorded short plats, on microfilm – Please call the Permitting office to confirm a viewing time and date.

[Online Permitting Portal – Permit Status, History and Inspection Scheduling](#)

# Property Research Guide, continued

## [Property research and maps](#)

- Video; How to use iMap
- Online mapping services
- Property Specific Development Conditions
- Landslide mapping
- Reference maps

## [Permitting Forms and Informational Handouts, by title](#)

- Legal Lot
- Legal Lot Determination: Application
- Property Research Worksheet
- Records Request
- Zoning and Historical Certification Letter

## Seattle-King County Public Health

### [Plumbing Permit Status and History](#)

### [On-Site Septic System Records](#)

### [Private Wells](#)

## King County Recorder's Office

Most documents recorded since August 1, 1991 are available [online](#).

All recorded Plats, Short Plats, Condominiums and Planned Unit Developments in King County are available for viewing and printing at the Recorder's Office or at the [King County Archives](#).

King County [Recorder's Office](#)  
311 Administration Building  
500 - 4th Avenue  
Seattle, WA 98104  
206-296-1842  
Monday-Friday, 8:30 a.m. - 4:30 p.m.

[Registered Land \(Torrens\)](#) is a system that manages approximately 3,500 parcels of land in King County under the Torrens Title Act.

[King County Archives](#) provides an online services as well as providing research upon request (fees may apply).

## King County Assessor

The King County Assessor provides several [online resources for property information](#).

## Property Research Guide, continued

### King County Roads Services Map and Records Center

See the King County [Road Services Division Map and Records Center](#) for mapping and historical survey data on roadway establishments, drainage plans, plats, and road construction plan and profiles. Various other maps are also available, such as topographic maps from the USGS and engineers' maps.

### Washington State Archives

The Web site for the State Archives is [www.secstate.wa.gov/archives](http://www.secstate.wa.gov/archives). The King County Assessor's property tax records at the [Puget Sound Regional Branch](#) of the Washington State Archives can be another useful resource. They consist of information cards with photos attached (every building in the county was photographed during the 1930s and 1940s). You will need the parcel number to access these records.

Washington State  
Puget Sound Regional Archives  
Pritchard-Fleming Building  
3000 Landerholm Circle SE,  
Building N (Mail Stop N-100)  
Bellevue, WA 98007-6484  
425-564-3940  
Monday-Friday, 9 a.m. - 4:30 p.m.,  
by appointment

### Seattle Public Library

The Seattle Public Library has created a 50-page guide, [Researching the History of Seattle and King County Buildings](#), that goes into greater detail on research sources and strategies.

Fire insurance maps, such as Sanborns, can also be useful for researching building histories and land use. The Seattle Public Library has [Sanborn maps available online](#), accessible with a library card number. Kroll maps can also be useful in determining property lines and plat names. These can be accessed in several locations, including the Seattle Public Library, the Seattle Municipal Archives, and the University of Washington.

### Title Reports, Abstract of Title

May be available from title insurance companies.