



Executive Summary

Issue Title: Department of Community Development: Boundary Line Adjustment (BLA)

Meeting Date: April 20, 2026

Time Required: 3:00-4:00pm, 1 Hour

Attendees: Rafe Wysham, Director; Scott Diener, Planning Manager; Jim Rogers, Planning Supervisor; Garrett Ballew, Long Range Planner

Action Requested At This Meeting: Briefing on project schedule and continued outreach. Requesting direction regarding BLA permit requirements.

Summary of Issue:

The Department of Community Development prepared a new code section in KCC Title 16 *Land Division and Development* to address boundary line adjustments (BLAs) between properties. Corresponding revisions to existing code in KCC Titles 16, 17 *Zoning*, and 21 *Land Use and Development Procedures* have also been prepared for consistency.

While BLAs are often used legitimately and as intended by RCW, lack of County BLA code has resulted in creation of illegal lots, circumvention of subdivision requirements, access issues, adjustments made across public rights-of-way or jurisdictional boundaries, clouded title, loss of income and opportunity when illegal lots are discovered, and complicated remediation of illegal lots. In short, these issues create inconsistent outcomes, conflict with existing regulations and plans, and create additional expenses and difficulties for current and future property owners.

A dedicated BLA code will provide a predictable, fair, and authorized way to adjust property lines, while protecting public interests. It will ensure a consistent and equitable process for parcel adjustments, require adjusted properties to remain compliant with zoning, development, and access requirements, and will align with state law. Importantly, it will also reduce the introduction of additional and illegal lots to the rural land supply.

In recent weeks, staff has met with the South Puget Sound Chapter of the Land Surveyors Association of Washington (LSAW) as well as the Kitsap County Association

of Realtors (KCAR) to discuss each community's feedback and concerns. These meetings have yielded insight which continue to inform the development of the draft BLA ordinance and associated code amendments.

Staff has rescheduled the Board of County Commissioners Public Hearing from April 27th to June 8th, 2026 to ensure the development of an ordinance addresses concerns of the surveying and realty communities while providing a thorough and effective review process.

Attachments:

1. Staff Presentation

Department of Community Development

Board of County Commissioners
Boundary Line Adjustment Code Briefing

Garrett Ballew, Long Range Planner

April 20, 2026



KitsapCounty



Purpose

- Establish a clear, consistent review process before recording.
- Inform property owners of potential land use consequences in advance.
- Prevent owners from unknowingly creating illegal or unbuildable parcels.
- Limit instances where problems are discovered later when development is proposed.

3/26/26 Meeting with LSAW

Staff met with the South Puget Sound Chapter of the Land Surveyors Association of Washington (LSAW). Nine attendees were present.

- Consensus:
 - BLA code is necessary in Kitsap.
 - Record of Survey (survey map) with placing of monuments should be a requirement.
 - Most accurate and reliable method because physical monuments are set in the field.
 - More costly than an exhibit map.
 - It is uncommon for a real estate sale to be dependent on a BLA.

4/1/26 Meeting with KCAR

Staff met with the Kitsap County Association of Realtors (KCAR).
12 Attendees were present.

- Consensus:
 - Real estate community is opposed to a BLA code because it introduces regulation.
 - Concern regarding total cost to applicants if a record of survey is required.
 - Instances of BLAs holding up a sale can occur, though they are not particularly common.
 - 5–6-day priority review is a reasonable timeframe in situations where a sale is pending a BLA.

Direction Needed

Record of Survey vs. Exhibit Map

- Record of Survey (ROS): Formal map prepared by a licensed land surveyor that documents a **survey** of land boundaries, property lines, monuments, or other survey-related data.
- Exhibit Map: Illustrative map showing land boundaries and property lines without documenting a **survey**. (This is what most current BLAs use).

Pros & Cons

Record of Survey	
Pro	Con
<ul style="list-style-type: none">• Sets physical boundaries, monuments• Preferred by surveying community at large• Protects property owner when there is a dispute	<ul style="list-style-type: none">• Cost typically \$3,000-\$7,000

Exhibit Map	
Pro	Con
<ul style="list-style-type: none">• Cost typically cheaper than ROS, \$1,000-\$4,000	<ul style="list-style-type: none">• Does not set physical boundaries, monuments• Not preferred by surveying community at large• Can be difficult to retrace when there is a dispute

County Jurisdictional Overview

Western WA Counties	
RoS	Exhibit Map
<ul style="list-style-type: none">• Pierce County (requires corners to be set)• Snohomish (when more than 1 line is changing)	<ul style="list-style-type: none">• King• Jefferson• Snohomish (when only 1 line is changing)• Thurston (requires survey, which may need ROS if corners are monumented)• Whatcom• Skagit

City Jurisdictional Overview

Kitsap County Cities	
RoS	Exhibit Map
<ul style="list-style-type: none">Bremerton	<ul style="list-style-type: none">Port OrchardPoulsboBainbridge Island (requires survey, which may need ROS if corners are monumented)

Updated Project Schedule

- BoCC Public Hearing – Rescheduled to 6/8/26
- Potential Adoption – Rescheduled to 8/24/2026
- Effective Date – Decided by BoCC as part of adoption
- Implementation & Rollout – Fall 2026



Questions?

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Project Lead

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