



LAND MANAGEMENT DIVISION

PROPERTY LINE ADJUSTMENTS

PUBLIC WORKS DEPARTMENT 125 E 8th AVENUE, EUGENE OR 97401
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This guide outlines the standards and the process for property line adjustments. This guide is for informational purposes only and is not to be considered a substitute for the language of state or local regulations. Specific language may be found in Lane Code 13.450.

WHAT IS A PROPERTY LINE ADJUSTMENT?

A "property line adjustment" means the relocation or elimination of a common property line between abutting properties, where an additional unit of land is not created and where the existing unit of land, reduced in size by the adjustment, complies with applicable zoning ordinances.

Lane Code 13.450(1) states "No person shall relocate or eliminate all or a portion of a common property line without review and approval of a property line adjustment application or as otherwise provided by this chapter," which means that all property line adjustments must comply with the requirements laid out in that section of the code.

WHAT ARE MY OPTIONS? : There are 3 possible options available exemption, ministerial, and director decision.

Option 1: Exempt. Property line adjustments between abutting properties that are zoned F-1 and are over 200 acres in size before and after the adjustment, are exempt from Lane County land use review.

Option 2: Ministerial. For property line adjustment applications to qualify for a ministerial application, the project must be one of the following:

- A. The subject properties are vacant and will remain above the minimum lot size of the zoning before and after the property line adjustment.
- B. The properties are zoned F-1 and will remain at least 80 acres before and after the property line adjustment. Development must continue to meet the minimum property line setbacks. The properties cannot be encumbered by a nonrevocable deed restriction required for certain forest dwelling provisions.
- C. The subject properties will remain above the minimum lot size of the zoning before and after the property line adjustment, but one or more of the properties are developed. An Oregon registered surveyor must certify that the properties continue to meet the minimum lot size of the zoning and certify that the existing structures and development (septic systems, etc.) still meet the minimum property line setback requirements of the zoning after the property line adjustment.

Option 3: Director Decision. Director decision property line adjustments include notice to the neighbors and relevant agencies. You can also apply for option 3, even if you qualify for option 2 or 1. Option 3 requires that the subject properties' legal lot status be reviewed, whether Lane County has already determined it or the applicant applies for a joint property line adjustment/legal lot verification application.

THE APPLICATION PROCESS

Once the process you qualify for is identified, you can then find the application form on the Planning website, the address is at the top of the page.

Ministerial (Administrative) Process: Once you have determined that you can complete a property line adjustment through the ministerial review process, you can start the process by making application for a Property Line Adjustment, Ministerial - No Notice. These applications are designed for quick review and sign-off by staff. Sometimes this can happen over-the-counter and other times it may require more time.

Planning Director Review Process: If you determine that your property line adjustment requires director review, you can start the process by making application for a Property Line Adjustment, Planning Director Review with Notice, which includes the preliminary map for your proposal along with a required fee. A planner will review the properties for access, setbacks, size, and sewage disposal system. This review includes referral of the proposal to neighbors and various agencies that provide service to the property such as the local fire district and the Transportation Division. The responses from the referrals may become conditions that must be met in order to approve property line adjustments. Upon completion of the referral period, a planner will issue a decision that contains a series of conditions to be met. The Planner's decision may be appealed by the applicant or a neighboring property owner if a perceived error in the approval is identified.