



INNOCENT PURCHASER

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Label

Date Stamp/Staff Initials

1. Application Submittal Checklist - All items listed are required at the time of application. Incomplete applications will not be accepted.

- Master Application
- Application Fee. Refer to the current fee schedule. *Additional fees may occur if the base hours/fees are exhausted.*
- One Site Plan - See Site Plan Submittal Requirements on page 2
- Copies of purchase agreements, contracts, and other documentation regarding the real estate transaction
- Notarized Affidavit claiming innocent purchaser – See item 3 below.

2. Project Description (Provide as much detail as possible. Attach separate sheet if necessary):

3. Project Information: An innocent purchaser, as defined by Thurston County Code (TCC) 18.08.178, is an individual who has purchased real property for market value without receiving actual notice that the lot was not legally created. A Notarized Affidavit is required and must attest to:

- a. The lot was purchased at market value not reflecting the illegal division
- b. The purchaser exercised reasonable diligence, but did not know of the illegal division. The notarized affidavit shall also elaborate on the following
 - i. What you were told about the property by the realtor and seller prior to the sale, particularly items potentially related to how the parcel was created or its legal status etc.
 - ii. The research that was conducted on the parcel(s) during your feasibility study.
 - iii. If possible, provide written, signed statements from the realtor and seller regarding what they told you about the status of the property regarding its history as well as what they knew about the property in terms of its legal status
- c. The purchaser has not previously been granted innocent purchaser status by Thurston County

The legal methods to create a lot are found in TCC Title 18. A lot not created in a legal manner and subsequently acquired by an innocent purchaser, as so determined by the Thurston County Hearing Examiner after a properly noticed public hearing, may be deemed legal.



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4. Site Plan Submittal Requirements

- Site plan shall be legible and drawn to a standard engineer scale on 11" X 17" or 8 ½" x 11" sheet.
- Example scales include 1" = 30' or 1" = 100'
- Aerial photographs are not accepted as site plans.
- All applicable items noted below shall be addressed on the site plan.

Applicant	Site Plan Checklist	Staff
	a. North arrow, site address, tax parcel number and map scale used	
	b. All property line boundaries and dimensions. Property owner is responsible for knowing their property line locations and flagging them onsite if requested.	
	c. All existing and proposed structures	
	d. All means, existing vehicular and pedestrian ingress and egress to and from the site, such as driveways, streets and fire access roads, including existing road names and existing county and state right-of-way.	
	e. All easements encroaching onto the property (for example: utility, road, railroad, etc)	
	f. Location of all existing and proposed utilities such as septic tanks, drainfields, reserve drainfield areas, sewer lines, water lines, wells, and springs.	
	g. Location of any critical areas and buffers (example: wetlands, ponds, streams, steep slopes, seasonal drainages, marine bluffs, flood plain, high groundwater, oaks, special habitat, etc)	
	h. Vicinity Map at a scale of not less than three (3) inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways	

The project site must be identified in the field by posting an identification sign visible from the access road. The sign and flagging are provided by Thurston County to the applicant at the time of application.

Additional information may be necessary to make a determination. This could include full delineation and analysis of critical areas by a qualified professional at the applicant's expense.