



CITY OF PORTLAND, OREGON BUREAU OF DEVELOPMENT SERVICES

1900 SW Fourth Avenue, Portland, Oregon 97201, www.portlandonline.com/bds



Getting Deed Information from Multnomah County

Property address(es) _____

State ID(s) _____

Tax account # (s) _____

When requesting confirmation that a lot is buildable, or when applying for a Lot Segregation or Property Line Adjustment, you may be asked to provide proof that every piece of property involved is a “lot” or “lot of record”. A “tax lot”, otherwise known as tax account, is not necessarily a lot or lot of record, even though they may have the same boundaries.

A Lot Segregation is the process by which the City recognizes previously platted lots or lots of record. A Property Line Adjustment is the relocation of a common property line between two abutting properties.

Here are the definitions of “lot” and “lot of record” from the City of Portland’s Zoning Code:

Lot - A lot is a legally defined piece of land other than a tract that is the result of a land division.

This definition includes the State definition of both lot (result of subdividing), and parcel (result of partitioning).

Lot of Record - A lot of record is a plot of land:

- Which was not created through an approved subdivision or partition;
- Which was created and recorded before July 26, 1979; and
- For which the deed, or other instrument dividing the land, is recorded with the appropriate county recorder.

Where the available maps are inadequate for showing whether a property is a lot or lot of record, the applicant must present proof.

The necessary proof is a deed (or other instrument) recorded with the County Recorder that shows that the piece of property was legally created and had an independent existence at some point before July 26, 1979 (which is when the state’s partitioning regulations came into effect).

You can look up deed records for your property at the County Recorder’s office, which is at 501 SE Hawthorne Blvd., at the corner of SE Grand Avenue. For a fee, a title company can also provide you with a history of the deeds for your property.

For more information visit or call the Planning and Zoning staff at the
Development Services Center at 1900 SW 4th Avenue, Suite 1500, 503-823-7526

For the current Portland Zoning Code visit www.portlandonline.com/bds | select Codes tab | City Codes | Title 33 Zoning Code

Information is subject to change