



Ferry County Planning Department
PO Box 305
Republic, WA 99166-0305
Phone (509) 775-5225 Ext 3101
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FERRY COUNTY PARTIAL EXEMPTION CHECKLIST 202307

The following are the steps and procedures that must be completed.

- This requires Planning Commission (PC) Approval. The application will need to be delivered by the Friday prior to the PC meeting on the 3rd Wednesday of each month.
- When filling out the application keep all writing within the border.
- Property taxes and/or special assessments must be paid in full.
 - For Current Use – if needed, request removal thru Assessors office
- Submit application and application fee.
- Submit a *Certificate of Consent* for each person that has an interest in the land. Make sure to use the correct certificate (Family exemption certificate is different).
- A survey may be required.
- A Land Use Review is required.
- If your property is on the Colville Confederated Tribal Reservation, submit a completed CCT Land Use Application.
- If your application is approved, the Planner will need to complete the paperwork that will get recorded and then will provide you with the cost of recording.
- Once recorded the Assessor will make the actual adjustments to the parcel.
- At this point, if any property will be changing ownership, you can record the appropriate deed(s).

Note: Each situation is different and there may be additional requirements

FERRY COUNTY PARTIAL EXEMPTION INFORMATION

Ref Ferry County Short Subdivision Ordinance

Note: This applies to all of the paragraphs below EXCEPT for Para 03.02, which is the Boundary Line Adjustment (BLA). Applications for a BLA are separate.

Section 03.00 PARTIAL EXEMPTIONS. Qualified exemptions require application and filing fees, legal survey, and all taxes and special assessments for the full year shall be paid, satisfied, or discharged. Qualified exemptions shall be reviewed by the Planning Commission prior to approval by the Administrator. Surveys and approval documents shall be filed with the Ferry County Auditor.

03.01 Any division of land where a portion is separated from the contiguous tract by a state highway, county road, or railroad right of way, may be considered a separate tract upon approval by the platting administrator. Filed approvals shall state that the County makes no guarantee that the resulting lots are buildable lots.

03.02 A division made for the purpose of adjusting boundary lines between parcels which does not create any additional lots, provided each resulting lot contains sufficient area and dimension for a building site and meets minimum lot size requirements. Platted lots shall require the exemption to be filed along with the original plat records. Boundary adjustments shall require proof of survey before filing approval of the boundary adjustment. Boundary Adjustment approvals are good for up to one year from the date of approval to the date of filing.

03.03 Any division made for the purpose of creating a portion of property to be deeded to the county, a taxing district, or for a designated public use, providing the remaining parcel has sufficient lot area and meets all other criteria to comply with applicable county regulations.

03.04 Any division to members of the owner's family. For purposes of this provision, family shall include, but shall not be limited to, parents, children, grandchildren, spouse, brother or sister. This provision may be utilized only if the following conditions apply:

03.04.01 The grantor has owned the parent parcel for 5 years or more.

03.04.02 Each resulting parcel equals 2 1/2 acres or more.

03.04.03 The division includes a prohibition against resale or redivision for a minimum of five years. Upon resale, the land shall be surveyed and recorded, and reviewed for roads, access, and easements.

03.04.04 The application is accompanied by a notarized statement of disclosure attesting to conformance to this section.

03.04.05 The original grantor shall not grant more than one parcel to any one individual.

03.04.06 For any parcel that is accessed off a county road, a road approach permit shall be required.



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Ferry County Application for Exemption

This is an application for an Exemption from the Ferry County Platting Ordinances. If the Exemption is approved, you will be required to pay a recording fee with the Ferry County Auditor. We will notify you with the amount at the time of filing.

Date: _____

Applicant Name: _____

Applicant Signature: _____

Mailing Address: _____

E-Mail: _____ Phone # _____

Relation of applicant to property: Owner Purchaser
 Other: _____

Parcel Number: _____

Purpose of Project:

- Requested Exemption:
- Division of land using a state highway, county road, or railroad right of way
 - Division of land for to creating a portion of property to be deeded to the county, a taxing district, or for a designated public use
 - Division of land for the owners family members

CERTIFICATION OF CONSENT TO EXEMPTION

This is to certify that the undersigned hereby consents to the division of land, as described in the attached exemption application, the legal description of which is as follows:

_____ located in

Section _____ Township _____ Range _____

Signature of person with interest

STATE OF WASHINGTON)
COUNTY OF _____)

On this day personally appeared before me, _____
to me known to be the individual described in and who executed the within and foregoing
Certificate of Consent, and acknowledged that they signed the same as their free and
voluntary act and deed, for the purposes herein mentioned.

Given under my hand and official seal this _____ day of _____,
_____.

Notary Public

Residing at _____

My Commission Expires _____

CERTIFICATION OF CONSENT for FAMILY EXEMPTION

This is to certify that the undersigned hereby consents to the division of land, as described in the attached exemption application, the legal description of which is as follows:

_____ located in

Section _____ Township _____ Range _____

The undersigned also acknowledges all of the following:

- The grantor has owned the parent parcel for more than 5 years.
- Each resulting parcel equals 2 ½ acres or more.
- The grantees are prohibited against resale or re-division for a minimum of five years. Upon resale, the land shall be surveyed and recorded, and reviewed for roads, access, and easements.
- No more than one parcel may be granted to any one individual.
- For any parcel that is accessed off a county road, a road approach permit shall be required.

Signature of person with interest

STATE OF WASHINGTON)
COUNTY OF _____)

On this day personally appeared before me, _____
to me known to be the individual described in and who executed the within and foregoing Certificate of Consent, and acknowledged that they signed the same as their free and voluntary act and deed, for the purposes herein mentioned.

Given under my hand and official seal this _____ day of _____,
_____.

Notary Public

Residing at _____

My Commission Expires _____