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BOUNDARY LINE ADJUSTMENT

In order to proceed with a boundary line adjustment or lot line adjustment, the following conditions must be met:

- The subject parcels must have been legally created according to the Adams County Zoning Ordinance in effect at the time the parcels were created.
- No new parcels may be created as a result of adjusting lot lines.
- All parcels resulting from the BLA/LLA must meet the standards of the current Adams County Zoning Ordinance.
- If the BLA/LLA involves pre-existing, non-conforming parcels, they may not be made smaller or less conforming through the BLA/LLA process.
- All parcels must retain legal access and/or public right-of-way frontage, according to the current Adams County Zoning requirements.

Here is an example of a three-step process to complete a lot line adjustment:

1. Owner B conveys (description of) X acres to Owner A **“for the purpose of boundary line adjustment.”**
2. Owner A conveys to self X + existing parcel in a new legal description with either of the following phrases: **“for the purpose of boundary line adjustment together to form one parcel”** or **“now combined as one parcel for the purpose of boundary line adjustment.”**
3. Owner B conveys to self the remaining parcel with a new legal description. This step cleans up the deed path and accurately reflects Owner B’s reduced parcel.
4. Both landowners provide a copy of the deed of the reconfigured parcels to any lien holders.

