

This document collects and links to examples of parcel definitions in Vermont and other states.

## Sections:

[Legal Parcel Definition – Vermont \(As of 2023\)](#)

[Legal Parcel Definition – Other States](#)

[VCGI Commentary on Examples](#)

[Related Definitions in Vermont Statutes \(As of 2023\)](#)

## Legal Parcel Definition | Vermont

[Chapter 129 : Grand Tax Lists](#)

*Subchapter 004 : Grand List Of Town*

**32 V.S.A. § 4152**

(3) A brief description of each parcel of taxable real estate in the town. “Parcel” means all contiguous land in the same ownership, together with all improvements thereon.

## Legal Parcel Definition Examples | Other States

Source: <https://www.lawinsider.com/dictionary/legal-parcel> (Web crawler / aggregator)

Date: February 24, 2023

**Legal parcel** means any parcel of **real property that may be separately sold** in compliance with the **Subdivision** Map Act (Division 2 (commencing with Section 66410) of Title 7 of the Government Code).

**Legal parcel** means a parcel of **land for which one legal title exists**. Where **contiguous** legal parcels are under common ownership or control, **such legal parcels may at the option of the property owner be counted as a single parcel** for purposes of this Chapter.

**Legal parcel** or “parcel” means any parcel of **real property for which one legal title exists** that **may be separately sold** in compliance with the **Subdivision** Map Act (Division 2 (commencing with Section 66410) of Title 7 of the Government Code). Where **Contiguous** legal parcels are under common ownership or control, **such legal parcels shall be counted as a single “Premises”** for purposes of this Chapter.

**Legal parcel** means a parcel **with a distinct and separate Assessor’s Parcel Number**. Where **contiguous** legal parcels are under identical ownership by an individual or an entity, **such legal parcels shall be counted as a single parcel** for purposes of this Ordinance.

**Legal parcel** means a parcel of **land for which one (1) legal title exists**. Where **contiguous** legal parcels are under common ownership or control, **such legal parcels shall be counted as a single parcel** for purposes of this Chapter except as specified in Section 9.31.110 (B).

## California

Note: [A reference](#) on distinction between Appraisal parcels and legal Parcels in CA, and [in WA](#).

**Legal parcel** means a parcel of **land for which one legal title exists**.

## Washington

Source: [Cornell Legal Information Institute](#)

A parcel is a defined piece of [real estate](#).

## Florida

Real estate is a piece of land, including any artificial or natural property permanently attached to it, above or beneath, such as a house, a building, a tree, or minerals.

Source: [Florida State Senate](#)

(5)

The term “parcel” means [real property which is used for residential purposes that is subject to exclusive ownership](#) and which is subject to any covenant or restriction of a homeowners’ association.

## Maine

Interesting Case in Maine, where the apparent lack of clarity of “land for which one legal title exists, and/or can be separately sold” and explicit provisions for “contiguous parcels under common ownership” causes confusion as to what constitutes a parcel.

<https://www.maineroads.org/resources/Documents/Att.Quest.PARCEL%20OF%20LAND.pdf>

## Michigan

[Michigan Example](#):

(b) "Land" means all land areas occupied by real property.

(d) "Division" means the partitioning or splitting of a parcel or tract of land by the proprietor thereof or by his or her heirs, executors, administrators, legal representatives, successors, or assigns for the purpose of sale, or lease of more than 1 year, or of building development that results in 1 or more parcels of less than 40 acres or the equivalent, and that satisfies the requirements of sections 108 and 109. Division does not include a property transfer between 2 or more adjacent parcels, if the property taken from 1 parcel is added to an adjacent parcel; and any resulting parcel shall not be considered a building site unless the parcel conforms to the requirements of this act or the requirements of an applicable local ordinance.

(g) "Parcel" means a [continuous area or acreage of land](#) which can be described as provided for in this act.

## VCGI Commentary on Examples

**Contiguous parcels in common ownership—if mentioned—is often a secondary definition clarified in relation to a primary definition of a parcel as either A) land for which one legal title exists; and/or B) real property that may be separately sold. Those two points come as primary in other states. A contiguous clarification often states that such parcels in common ownership may be counted as a single parcel, consistent with the existing Vermont definition. Contiguity is arguably better though as a point of clarification rather than being the primary/leading definition of parcel, which in other state examples is land with single title, separately sellable. Further, a distinction between appraisal parcels and legal parcels is made in places, with the two not always being equivalent. The latter, legal parcels are often defined at the local level via local planning controls/bylaws (e.g., subdivision and/or zoning regulations.)**

### What does this mean?

For mapping practice in the current Vermont setting, creating a single title, separately sellable updated parcel definition may mean that the current ‘inactive’ parcels distinction could go away, collapsing the entire layer down to the smallest mapped unit—that being a separately sellable piece of land. It is unclear however if every (or say, most) currently ‘inactive’ parcels also have their own legal title, thus meeting both criteria and thus enabling them to be drawn as a ‘parcel’ under an updated definition.

In this scenario, ‘contiguous’ criteria could persist in Vermont statute, but would become a secondary definition to single title and/or separately sellable, if amended. That would mean work needed to determine which currently inactive parcels have one legal title and which do not, ultimately resulting in one potential “map layer” of parcels. In this scenario, what are currently deemed ‘active’ parcels—which aggregate contiguous parcels in common ownership—would be flipped in importance and become a potential secondary, merged layer.

## Related Definitions in Vermont Statutes

### [Title 10 : Conservation And Development](#)

#### [Chapter 151 : State Land Use And Development Plans](#)

##### *Subchapter 001 : General Provisions*

(Cite as: 10 V.S.A. § 6001)

#### **§ 6001. Definitions**

(11) “Lot” means any undivided interest in land, whether freehold or leasehold, including interests created by trusts, partnerships, corporations, cotenancies, and contracts.

(13) “Plat” means a map or chart of a subdivision with surveyed lot lines and dimensions.

(19)(A) “Subdivision” means each of the following:

- (i) A tract or tracts of land, owned or controlled by a person, that the person has partitioned or divided for the purpose of resale...

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### [Title 24 : Municipal And County Government](#)

#### [Chapter 117 : Municipal And Regional Planning And Development](#)

##### *Subchapter 001 : General Provisions; Definitions*

(Cite as: 24 V.S.A. § 4303)

- **§ 4303. Definitions**

(10) “Land development” means the division of a parcel into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure, or of any mining, excavation, or landfill, and any change in the use of any building or other structure, or land, or extension of use of land.

(13) “Nonconforming lots or parcels” means lots or parcels that do not conform to the present bylaws covering dimensional requirements but were in conformance with all applicable laws, ordinances, and regulations prior to the enactment of the present bylaws, including a lot or parcel improperly authorized as a result of error by the administrative officer.

#### **Subchapter 007 : Bylaws**

**(Cite as: 24 V.S.A. § 4418)**

- **§ 4418. Subdivision bylaws**

In order to guide community settlement patterns and to ensure the efficient extension of services, utilities, and facilities as land is developed, a municipality may regulate the division of a lot or parcel of land into two or more lots or other division of land for sale, development, or lease. Subdivision bylaws shall establish standards and procedures for approval, modification, or disapproval of plats of land and approval or modification of plats previously filed in the office of the municipal clerk or land records.

**(Cite as: 32 V.S.A. § 3651)**

- **§ 3651. General rule**

Taxable real estate shall be set in the list to the last owner or possessor thereof on April 1 in each year in the town, village, school, and fire district where it is situated.

**(Cite as: 32 V.S.A. § 3653)**

- **§ 3653. Unoccupied and owner unknown**

When the owner of unoccupied real estate is unknown to the listers, it shall be set in the list in the name of the original grantee or by such other description as in their judgment will best designate it. When a division of the original rights of grantees is made in whole or in part, each lot of every division shall be set apart in the list from other lots of the same right.

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## **Title 27: Property**

### **Chapter 5: Conveyance Of Real Estate**

- **§ 301. Manner of conveying**

Conveyance of land or of an estate or interest therein may be made by deed executed by a person having authority to convey the same, or by his or her attorney, and acknowledged and recorded as provided in this chapter.

#### **Subchapter 007 : Marketable Record Title**

**(Cite as: 27 V.S.A. § 601)**

- **§ 601. Requirements**

(a) Any person who holds an unbroken chain of title of record to any interest in real estate for 40 years, shall at the end of that period be deemed to have a marketable record title to the interest,

subject only to such claims to the interest and such defects of title as are not extinguished or barred under this chapter, and such interests, limitations or encumbrances as are inherent in the provisions and limitations contained in the muniments of which the chain of record title is formed which have been recorded during the 40-year period.

(b) For purposes of this section and sections 602 and 603 of this title, “person” shall mean and include any natural person, firm, partnership, corporation, association, executor, administrator, guardian, trustee, fiduciary, or any other legal entity, excepting the state of Vermont, political subdivisions of the state, and the United States. (Added 1969, No. 235 (Adj. Sess.), § 2.)