

## NOTICE TO ALL PERSONS RECORDING LAND TRANSACTIONS



TRANSACTIONS OF LAND THAT RESULT IN MODIFICATION TO PROPERTY BOUNDARIES IN PLATTED SUBDIVISION OR THAT SUBDIVIDE OR CREATE NEW LOTS LESS THAN 20 ACRES IN SIZE ARE REQUIRED TO BE APPROVED BY THE GADSDEN COUNTY PLANNING DEPARTMENT PRIOR TO RECORDING OR OBTAINING A TAX PARCEL IDENTIFICATION NUMBER.

**IF YOU DO NOT OBTAIN APPROVAL BY THE PLANNING DEPARTMENT PRIOR TO FINALIZING THE DEED TRANSACTION, YOU MAY BE DENIED THE COUNTY PERMITS REQUIRED TO BUILD OR DEVELOP THE PROPERTY.**

ADDITIONALLY, RECORDING PROPERTY WITH THE CLERK OF THE COURT AND/OR OBTAINING A PARCEL IDENTIFICATION NUMBER FROM THE PROPERTY APPRAISER DOES NOT CONSTITUTE COMPLIANCE WITH LOCAL LAND DEVELOPMENT REGULATIONS AND DOES NOT AUTOMATICALLY ALLOW YOU TO DEVELOP OR BUILD ON THAT PROPERTY.

Prior to recording a deed for property which you have bought, sold, or inherited, it is highly recommended that you first speak with the Gadsden County Planning Department to obtain land use, zoning, access, subdivision and land development regulation information to ensure that the property can be properly developed and permitted consistent with the County's Land Development Regulations.

To speak to Planning Department staff please call 850-875-8663.

Copies of the Gadsden County Land Development Regulations can be located on the Gadsden County website at:

[https://www.gadscdencountyfl.gov/departments/planning\\_and\\_community\\_development/land\\_development\\_regulations/index.php](https://www.gadscdencountyfl.gov/departments/planning_and_community_development/land_development_regulations/index.php)

Planning Department contact information for the incorporated cities within Gadsden County:

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|---------------|--------------|
| Chattahoochee | 850-663-4475 |
| Gretna        | 850-856-5257 |
| Greensboro    | 850-442-6215 |
| Havana        | 850-539-2820 |
| Midway        | 850-574-2942 |
| Quincy        | 850-618-1885 |