

Sec. 18-20.2. - Notice to purchasers of property.

- (a) *Definition.* The term "residential property" as used in this section shall mean any real property zoned for residential use and containing residential dwelling units previously sold for the purpose of individual owner occupancy and located within a special taxing district created, or pending creation by an ordinance proposed to the Board of County Commissioners, pursuant to this chapter. The term "new residential property" as used in this section shall mean undeveloped land zoned for residential use and any and all residential dwelling units not previously sold for the purpose of individual owner occupancy and located within a special taxing district created, or pending creation, by an ordinance proposed to the Board, pursuant to this chapter.
- (b) *Notice to purchasers of new residential property.* It shall be the obligation of a seller of new residential property to provide the purchaser thereof with notice either of the existence of a special district created pursuant to this chapter or of the pendency of a petition to create such a district. The notice required by this section shall be set forth either in the contract for sale and purchase of the new residential property or an addendum to such contract, provided that such addendum is executed on the same date as the contract for sale and purchase, and shall be in substantially the following form:

THE PROPERTY WHICH IS THE SUBJECT OF THIS TRANSACTION IS LOCATED WITHIN \_\_\_\_ SPECIAL TAXING DISTRICT CREATED BY MIAMI-DADE COUNTY (OR PROPOSED TO THE BOARD OF COUNTY COMMISSIONERS) FOR THE PURPOSE OF PROVIDING LOCAL IMPROVEMENTS AND SERVICES IN THE NATURE OF \_\_\_\_\_. THE COSTS FOR PROVIDING SUCH IMPROVEMENTS AND SERVICES SHALL BE PAID BY SPECIAL ASSESSMENTS LEVIED AGAINST PROPERTIES WITHIN THE DISTRICT. SAID SPECIAL ASSESSMENTS MAY BE COLLECTED AT THE SAME TIME AND IN THE SAME MANNER AS AD VALOREM TAXES.

- (c) *Notice to purchasers of residential property.* It shall be the obligation of a seller of residential property to provide the purchaser thereof with notice in the same manner as required in subsection (b) above, except that this obligation shall not be triggered unless the prior year's tax bill for the property which is the subject of the transaction reflected a special assessment levied for improvements or services within the special taxing district.
- (d) *Special taxing district disclosure required to be recorded for certain new districts upon creation.* Any special taxing district petition submitted pursuant to Section 18-22.1 shall require the petitioning property owners to sign the following statement prior to submitting the petition. Upon creation of the special taxing district, the County Mayor or Mayor's designee shall record the statement, together with the legal description of the property, in the public records of Miami-Dade County, Florida. The petitioning property owner(s) shall be required to prepay the costs of such recordation at the time of the filing of the petition.

THIS PROPERTY IS LOCATED WITHIN \_\_\_\_ SPECIAL TAXING DISTRICT CREATED BY MIAMI-DADE COUNTY (OR PROPOSED TO BE CREATED) FOR THE PURPOSE OF PROVIDING LOCAL IMPROVEMENTS AND SERVICES IN THE NATURE OF \_\_\_\_\_. THE COSTS FOR PROVIDING SUCH IMPROVEMENTS AND SERVICES SHALL BE PAID BY SPECIAL ASSESSMENTS LEVIED AGAINST PROPERTIES WITHIN THE DISTRICT. SAID SPECIAL ASSESSMENTS MAY BE COLLECTED AT THE SAME TIME AND IN THE SAME MANNER AS AD VALOREM TAXES.

\_\_\_\_\_  
Signature of Property Owner(s)

\_\_\_\_\_  
Date

(Ord. No. 89-56, § 1, 6-20-89; Ord. No. 18-12, § 2, 2-6-18, eff. 2-16-18; Ord. No. 19-18, § 2, 3-5-19)

**Editor's note**— Ord. No. 18-12, § 2, adopted Feb. 6, 2018, amended the title of § 18-20.2 to read as set out herein. The former § 18-20.2 title pertained to notice of purchasers of new residential property.

Section 3 of Ord. No. 19-18 states "The provisions of Section 2 of this ordinance shall not be implemented until 90 days from the effective date of this ordinance."