



Request for Real Property Combination Tax Year ____

List parcel(s) number(s) you wish to combine.

Detailed Instructions: _____

Please confirm and initial the following as accepted and completed:

I am the owner of record, legal agent or have power of attorney for the owner of record. **Written proof is required for agents and those with power of attorney.**

Real Estate taxes are current.

Parcels are contiguous and in the same jurisdiction.

Title (ownership) is the same for each parcel.

Verified with the St. Lucie County Planning and Development Services or other Jurisdictional Agency as to what adverse effects, if any, this combination may have on the property.

All mortgage lenders (if applicable) have been notified of this change. **Combining mortgaged property with non-mortgaged property may create an escrow shortage resulting in a higher mortgage payment and could create significant issues in the case of a foreclosure.**

I **decline Contiguous Homestead**, which was explained and presented as an alternative to a combination.

I understand combining parcels **may increase taxes** by affecting existing capped values and/or exemptions.

Owner Signature: _____ Date: _____

Printed Name: _____ Phone: _____

Deputy Signature: _____ Date: _____

Printed Name: _____



IMPORTANT NOTICE

A parcel split/combination by the Property Appraiser is for taxation purposes only and does not imply legality of new land description created by owner's request, the legality for such parcel to be conveyed via land title, nor the suitability for such parcel to be developed. Contact the appropriate land development, zoning, and/or planning department of your jurisdiction for questions concerning property development. Pursuant to Florida Statute 197.192 the Property Appraiser's office shall not split or combine parcels until all taxes due or delinquent have been paid to the Tax Collector.

HOMESTEAD PROPERTY: The land split of a homestead property will result in the removal of the Save Our Homes 3% assessment cap limitation from the newly created (split-out) parcel. The new (split-out) parcel will be assessed at market value, generally resulting in an increase in taxable value. If at a future date the property owner desires to re-combine the property, the new (split-out) parcel will be combined back with the homestead parcel at its current market value. The Save Our Homes cap will not be restored to its former level. When combining any parcel with a homestead parcel, the full market value of the non-homestead parcel will be added to the assessed value of the homestead parcel for the current tax roll. In subsequent tax years, the Save Our Homes assessment cap shall protect that value.

NON-HOMESTEAD PROPERTY: The land split or combination of non-homestead property will result in the removal of the 10% assessment cap limitation and the assessment of the parcel(s) at full market value. Per Florida Statute 193.1554(7) and 193.1555(7)

Parcel Contiguous to Homestead Property. Vacant property contiguous/adjacent to a homestead property is eligible to receive the Save Our Homes assessment cap limitation, provided that the contiguous parcel is used in conjunction with homestead property. The contiguous parcel will retain its unique parcel identification number and legal description. Per Florida Statute 196.031 (1)(a)

By signing below, whether by the owner or the owner's representative, acknowledges they have read and understand, aforementioned.

Owner Signature: _____ Date: _____

Print Name: _____ Phone: _____

Representative: _____

TO BE COMPLETED BY REAL ESTATE DEPT 772.460.3315
This split/combination will be effective for the 20____ tax year.

Deputy Signature: _____ Date: _____

Deputy Print Name: _____ Phone: _____



Frequently Asked Questions

Can I split my property if encumbered by a Unity of Title or Restrictive Covenant?

You must contact the appropriate taxing jurisdiction to obtain, in writing, a "Release of Unity of Title" or "Termination of Restrictive Covenant" before a split is processed.

What if one of the parcels to be combined includes a Save Our Homes cap?

The portion previously under a 10% non-homestead cap will be reassessed at full market value then added to the market and assessed values of the homestead parcel for the current tax roll. In future years, the Save Our Homes cap will apply to the assessed value limiting its annual increase to 3% or less. Combining property may increase taxes by affecting existing capped values. The cap cannot be restored to its former level.

What happens to the 10% assessment cap for parcels that participate in a split or combination?

Per Florida Statute 193.1554(7) and 193.1555(7) the land split or combination of non-homestead property could result in an increase greater than the 10% assessment cap limitation.

What if I have a mortgage on one of the parcels involved in the reconfiguration?

Combining mortgaged property with un-mortgaged property may create an escrow shortage resulting in a higher mortgage payment and could create significant issues in the event of a foreclosure. In addition, splitting mortgaged property may violate your mortgage agreement and could cause an issue with the payment of taxes.

What if I have title insurance on one of the parcels involved in the reconfiguration?

A parcel split or combination may violate restrictive covenants, including boundary line setbacks or other provisions. This action may also impede the ability to provide a lender with the endorsements they require in Loan Policy Schedule A insuring the mortgage. If you are combining parcels and the title of one property has to be changed to match the title of the other property (single owner vs joint tenants), the change in ownership may invalidate the insurance policy unless title insurance is purchased to cover all owners. Contact your title insurance company for clarification or additional information.

Is there a deadline for submitting an application request for parcel splits or combinations?

Throughout the year, we will suspend parcel splits and combinations in order to submit Tax Rolls to the State. The suspension dates may include up to two (2) weeks in advance of the following periods: June 1, July 1, August 1, and mid-September. The last day to have a split/combo applied to the current Tax Roll is August 15.

Will the application I complete be available to the public?

Yes, any information provided on the application is available upon request unless otherwise protected by state statute.

How are new addresses assigned?

Local jurisdictions determine the proper address assignments for all properties.

How long does it take to process my application?

Upon acceptance by SLCPA applications meeting all requirements are generally processed within 30 days.



How is the legal description determined?

The property owner MUST provide a survey, sketch, or legal description clearly defining all property boundaries to SLCPA. SLCPA will not create or draft property descriptions.

What is the cost of splitting/combining my parcel?

There is no cost from the Property Appraiser's office to split or combine property. However, there may be a fee required by the local jurisdiction when obtaining the necessary approval. Requesting prior approval for parcel splits and combinations from the appropriate zoning, planning, or community development agency of your jurisdiction is strongly encouraged.

Jurisdiction Contact Information:

- St Lucie County Planning Dept: 772.462.2822 2300 Virginia Ave, Fort Pierce, FL 34982
- City of Fort Pierce Planning Dept: 772.467.3737 100 N US Hwy 1, Fort Pierce, FL 34950
- City of Port St Lucie Planning Dept: 772.871.5212 121 SW Port St Lucie Blvd, Port St Lucie, FL 34984

Saint Lucie County Property Appraiser
Real Estate Department
2300 Virginia Ave, Rm 121
Fort Pierce, FL 34982
772.460.3315