

DECLARATION OF UNITY OF TITLE (STRUCTURE)

WHEREAS, _____ (hereinafter "OWNER") is the fee simple owner of the following described property (hereinafter "PROPERTY") located at _____ in Charlotte County, Florida:

Lots ___ and ___, Block ___, SUBDIVISION, according to the map or plat thereof recorded in Plat Book ___, Pages ___ through ___, inclusive, of the Public Records of Charlotte County, Florida; and

WHEREAS, there is an existing single family residence located entirely on Lot _____, Block _____, Subdivision Section _____; and

WHEREAS, OWNER desires to construct an accessory structure on adjacent Lot _____, Block _____, Subdivision Section _____; and

WHEREAS, Charlotte County will permit OWNER to have a single potable water meter to service both the single family residence and the accessory structure provided this Declaration of Unity of Title is executed and recorded by OWNER.

NOW THEREFORE, as a condition of receiving a building permit for a detached accessory structure to be located on Lot _____, Block _____, Subdivision _____, OWNER agrees to restrict the use of the PROPERTY so that said PROPERTY shall be considered as one unified parcel of land and no portion of said parcel shall be sold, transferred, devised or assigned separately, and may only be conveyed in its entirety as one parcel of land.

OWNER further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land and shall be recorded, at OWNER's expense, in the Public Records of Charlotte County, Florida and shall remain in full force and effect and be binding upon the OWNER, her heirs, successors, personal representatives and assigns.

If OWNER desires to convey a portion of the PROPERTY, OWNER must first obtain a release of this Declaration of Unity of Title from Charlotte County. Prior to Charlotte County granting a release, OWNER must have separate potable water meters installed for each separate structure on the PROPERTY. Failure to obtain and record a release of this Declaration of Unity of Title from Charlotte County may result in disconnection of utility service.

IN WITNESS WHEREOF, the undersigned has caused this Declaration of Unity of Title to be executed this _____ day of _____, 20__

Signed, Sealed and Delivered In the presence of:

Print Witness Name

Print Witness Name

STATE OF FLORIDA
COUNTY OF CHARLOTTE

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ day of _____, _____, by _____, who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

WITNESS my hand and official seal this _____ day of _____, 20_____.

Notary Public, State of Florida

My Commission Expires:



Charlotte County Government

"Delivering Exceptional Service."

www.CharlotteCountyFL.gov

Application for Approval of a Declaration of Unity of Title (Residential Accessory Structure)

Permit Number: _____

Signature of Applicant & Date: _____

By signing, I hereby understand and agree that, prior to any transfer or sale of less than the entire unified parcel, I will make application to the County for a "Release of Declaration of Unity of Title" and comply with all requirements of applicable County codes that relate to that Release.

Property Owner Name: _____

Property Address: _____
(street name & number) (city & state) (zip code)

Property Owner Phone: _____ Email: _____

Legal Description of Property (Copy of deed(s) required)

Description (by lot number) of all existing structure(s) - (Sketch is recommended)

Description (by lot number) of all proposed structure(s) - (Sketch is recommended)

Detailed description of all plumbing proposed _____

FOR OFFICE USE ONLY

Date Application Submitted: _____

Action Taken: _____ Date: _____

COMMUNITY DEVELOPMENT DEPARTMENT

Building Construction | Planning & Zoning | Special Projects

Building Construction Services Building

18400 Murdock Circle | Port Charlotte FL 33948-1074

Phone: 941.743.1201 | Fax: 941.764.4907 | Inspections Scheduling IVR: 941.833.4086

CommunityDevelopment@CharlotteCountyFL.gov

P:\Online Forms