



Department of Planning and Zoning

11805 SW 26 Street, Miami, FL 33175

Telephone (786) 315-2600 Fax (786) 315-2927

Pre-Purchase Zoning Inspection Service **Application**

The Department of Planning and Zoning now makes it available for a potential real estate buyer to know the history of the property being considered for purchase and the uses that are permitted on this property. Can an addition be built on to the house? Can the garage be rented out? Are there any zoning violations? By requesting a zoning inspection, you will know the answer to these questions and many more.

Even if you are selling your home or refinancing it, this zoning inspection service can ensure that your property is in compliance with all applicable zoning requirements. This service can also benefit realtors, financial institutions and other professions dealing in real estate by providing the information necessary to successfully complete the transaction.

The cost of this zoning inspection service is \$236.25 (\$218.25 + 8% Surcharge). Not only will the service provide research of available county records for resolutions, plat restrictions, open permits, code enforcement fines and other information, but it will also include an inspection by a Miami-Dade County zoning inspector. The zoning inspector will determine if there are any zoning violations on the property. If you have a survey, please submit a copy with your application. The accuracy of the inspector's findings may depend on the availability of an as-built survey.

To request this service inspection, please complete the form below. The application can be faxed or submitted to the Zoning Inspection Section located on the second floor of the Miami-Dade County Permitting and Inspection Center located at 11805 SW 26 Street, Miami, Florida. Please allow between five (5) and 10 business days for the report. For more information, please call (786) 315-2640.

Payment in the form of a check or credit card must be made when this application is submitted. For added convenience, you can fax your application and make payment by check to the zoning inspector during the time of the inspection. Staff will contact you by telephone to confirm your service request. Please make check payable to the Department of Planning and Zoning.

Applicant's name: _____

Mailing Address: _____

Telephone number: _____

Address of property: _____

Folio number: _____

Owner or agent's name: _____

Owner or agent's telephone number: _____

Will owner or applicant be submitting a survey? Yes No

The zoning inspection is not a compliance inspection or certificate for past or present state or local building codes or regulations. The report is made on the available records furnished by Miami-Dade County and what was visible and accessible at the time of inspection. While every attempt has been made to ensure the accuracy of this report, the Department of Planning and Zoning department makes no warranties or representations regarding the accuracy or completeness, and each subscriber to or user of this report understands that this department disclaims any liability for any damages (even if this department has been advised of such damages) in connection with its use. In addition, this Department of Planning and Zoning assumes no responsibility for the cost of correcting any unreported conditions. Please be advised that the information gathered on this report is based on the current code regulations established by Miami-Dade County. These code regulations could be subject to change.

Signature of applicant/agent _____ Date _____

Signature of owner/agent _____ Date _____

Received by _____ Date _____

Type of payment: Check Check No. _____

Payment Received: Office Date. _____

Field Date. _____