

Notice of Change of Ownership or Control, Non-Homestead Property

INSTRUCTIONS

Send this form to the property appraiser in the county where the property is located if a deed documenting the change was not recorded with the county clerk of court.

You do not need to complete Form DR-430 if:

- A deed documenting a change of ownership of the property is recorded with the county clerk of court.
- The transfer corrects an error.
- The transfer is between legal and equitable title.
- The transfer is between husband and wife, including a transfer to a surviving spouse or upon dissolution of marriage **and** is a transfer of non-homestead residential property containing nine or fewer dwelling units, including vacant property zoned and platted for residential use (s. 193.1554, F.S.).

Who Completes a Notice of Change of Ownership or Control Form DR-430?

A change of ownership or control means any sale, foreclosure, transfer of legal title or beneficial title in equity to any person, or the cumulative transfer of control or of more than 50% of the ownership of the legal entity that owned the property when it was most recently assessed at just value. A change of control is present when a change of a director or directors, general partner, or other controlling person or entity to a successor, results in a transfer of control, or when a lease, contract, or other arrangement transfers control to another person or entity. An owner of non-homestead property that has changed ownership or control after the January 1 when the property was most recently assessed at just value is required to notify the property appraiser if the owner:

- Is a person or entity that transfers to another owner or owners, non-homestead property, or control, or a controlling interest in non-homestead property, or in a legal entity owning such property and retains any interest;
- Transfers more than 50% ownership interest cumulatively in non-homestead property or in a legal entity owning the property and retains any ownership;
- Is a transferee of control, or a controlling interest in non-homestead property, or in a legal entity owning the property, and is also an owner of the property;
- Is a transferee of an ownership interest that together with other ownership interests transferred by the same owner in non-homestead property or in a legal entity owning the property, adds up to more than 50%; or
- Is a new owner.

The owner must complete a separate Form DR-430 for each parcel of non-homestead property that changed ownership or control and send the form to the property appraiser in the county where the parcel is located. If one owner completes and sends a Form DR-430 to the property appraiser, another owner is not required to send an additional Form DR-430.

If an owner is unsure if there was a cumulative change of ownership or control, the owner, including an owner that acquires an additional percentage ownership, may check with the previous owner.

Interest and Penalties

An owner who receives an assessment to which they are not entitled is subject to the following:

- Any taxes avoided plus 15% interest each year, and
- A penalty of 50% of the taxes avoided.

Beginning January 1, 2009, the property appraiser is required to record a tax lien on any property owned by a person or entity that was granted but not entitled to the property assessment limitation under s.193.1554 or s.193.1555, F.S.

Contact information and mailing addresses for
all Florida property appraisers are on the Department of Revenue's web site at:
<http://dor.myflorida.com/dor/property/appraisers.html>



NOTICE OF CHANGE OF OWNERSHIP OR CONTROL NON-HOMESTEAD PROPERTY

For each parcel of non-homestead real property where a deed has not been recorded with the county clerk of court documenting a change of ownership or control, the person or entity who acquires the parcel must complete this form and send it to the property appraiser of the county where the property is located.

A person or entity that transfers non-homestead property or a controlling interest and does not retain ownership interest may submit this form, but is not required to.

To the Property Appraiser of _____ County, Florida Date ____/____/____

Owner Contact Information	
Legal entity name	Contact name
Address	Phone
	E-mail

Previous Owner (Person or entity transferring ownership or cumulatively transferring control or ownership of the legal entity cumulatively exceeding 50%)
Legal entity name

Description of property in the county that changed ownership or control.	
Parcel number	Date of sale or change of control (cumulative ownership or control exceeded 50%) ____/____/____
Physical address	Legal description of property
Type of property	

This notification is provided by

- The transferee/acquiring owner of this property
- An authorized agent of the transferee/acquiring owner
- The previous owner (person or entity transferring ownership or control) of the property
- An authorized agent of the previous owner

I declare that I have read this document and that the facts in it are true.

Signature

_____/_____/_____
Date

Print name

Title