



MARTY KIAR

BROWARD COUNTY PROPERTY APPRAISER



Legal Surveys – Property Boundaries

Owners are not required to file surveys with our office -- unless they are seeking to split or combine parcels -- so we very rarely see copies of legal property surveys. Property owners should have a copy of their legal property survey in the closing documents when they purchased the property. This survey defines the property's boundaries, legal description and any easements or restrictions to help resolve any property line disputes and can be used for any permitting requirements.

Copies of Deeds are Public Records & Available for Free Online

We often hear of mailings aimed at Broward County property owners offering to provide the owner with a copy of their deed or previously recorded document. The company will provide this service for a fee; however, most documents are available online for free.

Deeds and many other important documents are available online on Broward County's Records' website and linked from the property record page. To search for a recorded deed on our website, simply [search for the property record](#) and click on the blue "Book/Page or CIN" number located under "Sales History for this Parcel" on the property record page. This will link you to the recorded document in Broward County Records where you can print a copy of the document at no cost.

Deeds recorded prior to January 1, 1978 and recorded deeds utilizing social security numbers must be ordered in person or by written request to County Records. To search for documents recorded with Broward County Records, please visit [County Records' website](#) and select your search criteria. Documents matching these criteria will be displayed and you can print a copy of the selected document. Broward County Records Division may be reached at 954.831.4000 should you need additional assistance.

Exemptions Express – BCPA Virtual Visits

Customer service remains our number one priority, and we are committed to providing you with convenient and comprehensive service. If you would like to schedule a virtual visit with a BCPA team member, you can schedule a date and time that is convenient for you using [Exemptions Express](#). Our staff is available to provide information about tax-saving exemptions or answer any questions you may have related to your property. There is also an event calendar showing where our representatives will be in the community assisting property owners.

If my office can ever be of assistance to you, please do not hesitate to [contact me](#) directly.

Take care,

Marty Kiar, JD, CFA