

## WFG Underwriting Bulletin



To: All Florida Policy Issuing Agents of WFG National Title Insurance Company  
From: Underwriting Department  
Date: March 30, 2018  
Bulletin No: FL 2018-03  
Subject: Miami-Dade Ordinance – Special Taxing District

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On March 20, 2018, the Florida Land Title Association issued an Advocacy Update regarding the Miami-Dade Board of County Commissioners' amendment to Ordinance 18-20.2. On February 6, 2018, the Miami-Dade Board of County Commissioners passed Ordinance 18-12 which amended Ordinance 18-20.2 to require all sellers of real property located within a Special Taxing District to disclose on their deed that the property is located in a Special Taxing District, and to require the Buyer to acknowledge that disclosure of record. The revised Ordinance obligates the seller to include the following disclosure language in their deed:

I HEREBY CERTIFY THAT I UNDERSTAND THAT THE PROPERTY WHICH IS THE SUBJECT OF THIS TRANSACTION IS LOCATED WITHIN \_\_\_\_\_ SPECIAL TAXING DISTRICT CREATED BY MIAMI-DADE COUNTY (OR PROPOSED TO THE BOARD OF COUNTY COMMISSIONERS) FOR THE PURPOSE OF PROVIDING LOCAL IMPROVEMENTS AND SERVICES IN THE NATURE OF \_\_\_\_\_.

\_\_\_\_\_  
Signature of Purchaser

The FLTA Advocacy Update recommended that the buyer sign the deed to comply with the requirement that the buyer acknowledge the disclosure and for that acknowledgment to be recorded.

**Enforcement of this Ordinance is scheduled to start on May 17, 2018.**

Click [HERE](#) for a copy of the FLTA Advocacy Update.  
Click [HERE](#) for a copy of Ordinance 18-12.

**NOTE:** The information contained in this Bulletin is intended solely for the use of employees of WFG National Title Insurance Company, its title insurance agents and approved attorneys. Disclosure to any other person is expressly prohibited unless approved in writing by the WFG National Title Insurance Company's Underwriting Department.

**The Agent may be held responsible for any loss sustained as a result of the failure to follow the standards set forth above.**