



To: All Florida Policy Issuing Agents of WFG National Title Insurance Company
From: WFG Underwriting Department
Date: April 4, 2024
Bulletin No.: FL 2024-24 Revised
Subject: Highlands County Ordinance 22-23-23 – Roadway Status Affidavits

On June 6, 2023, Highlands County passed Ordinance 22-23-23. The Ordinance states that it applies the recordation of any instrument conveying real property on or after August 1, 2023, but the Highlands County website states that the Ordinance was effective as of April 1, 2024.

The Ordinance provides that the recordation of any deed or other instrument transferring title to real property in Highlands County must be recorded with an Affidavit or Affidavits signed by each grantee verifying the roadway status related to the real property. In the Affidavit(s), the grantee(s) must verify that the property is either located on a County maintained road, or that the property may not be located on County maintained road. The grantee(s) must also acknowledge in the Affidavit(s) that when the grantee applies for a building permit, the grantee has responsibility to provide evidence of improved access to the property that is acceptable to the County.

To verify roadway status, grantees may contact the Highlands County Engineering Department at 863-402-6877.

The two Affidavit Forms from the County's website are hyperlinked here:

1. [County Maintained Access](#)
2. [Unknown Access](#)

Here is the Highlands County Link regarding the Ordinance:

[https://www.highlandsclerkfl.gov/popular_services/roadway_status .php#:~:text=22%2D23%2D23%2C%20any,related%20to%20the%20real%20property](https://www.highlandsclerkfl.gov/popular_services/roadway_status.php#:~:text=22%2D23%2D23%2C%20any,related%20to%20the%20real%20property).

A copy of the Ordinance is hyperlinked here: [Highland County Ordinance 22-23-23](#)

Information Bulletins are designed to provide our agents with information we think will help in managing their business or just being better title professionals, but which does not rise to the level of being an underwriting mandate and are not within the scope of the agency agreement.