

LEON COUNTY, FLORIDA
APPLICATION FOR RESIDENTIAL COMPLIANCE CERTIFICATE (RCC)



Please Return Completed Application To:

Leon County Department of Growth and Environmental Management
Development Services Division
435 North Macomb Street, 2nd Floor Renaissance Center
Tallahassee, Florida 32301
(850) 606-1300

Fee: (\$45.00)

Date: _____ Parcel Identification Number: _____
(If the Parcel I.D. Number is not known, contact the Leon County Property Appraiser's Office at 488-6102)

Parcel Street Address (If any): _____ Acreage: _____

Existing Use on the Property: _____

Proposed Use:

- (a) _____ Residential Dwelling Type: (Please circle: single-family house; duplex residential structure; townhouse unit; mobile home; standard or residential design manufactured home; manufactured building (approved by and/or bearing the Department of Community Affairs seal))
- (b) _____ Accessory Structure: (Please circle: Detached; Attached); Proposed sq ft _____
- (c) _____ Home Occupation
- (d) _____ Addition: (Existing sq ft _____; Proposed additional sq ft _____)

Proposed Number of Residential Dwelling Units: _____

This property is (or will be) served by (Check all that apply):

- Sanitary Sewer If checked, please indicate which one: Talquin City
- Water System If checked, please indicate which one: Talquin City
- Septic Tank Private Water Well

(For information on the availability of sanitary sewer and/or potable water, please contact the City of Tallahassee Water and Sewer Department at 891-6155 or Talquin Electric Cooperative, Inc. at 878-4414).

Driveway access to the subject property is by (Name of road): _____
Is this an existing driveway or a proposed driveway? Existing Proposed

Applicant's Name (Please Print): _____
Applicant's Mailing address: _____
Applicant's E-mail address: _____
Applicant's Day Time Telephone Number: _____ Fax: _____

- Mail Certificate E-mail Call Number Above Fax

Please note: submittal of this application will result in the issuance of an RCC certificate. The certificate will indicate if the subject property is zoned appropriately for a residential unit and whether it is a legal lot of record. Additionally, the RCC will indicate if the subject property is eligible for residential development; has legal access; has sufficient area for residential development, in regard to zoning restrictions; environmental regulations; environmental health regulations; and, the presence of protected natural features, hazards or easements. This certification is not intended to replace or substitute for any title search, nor does it analyze any limitations pertaining to the property as a result of easements, deed restrictions, covenants, or other binding agreements involving parties other than Leon County.

Additionally, the subject property will be required to be consistent with all applicable sections of the Leon County Code of Laws. The applicant assumes full responsibility for the accuracy of all information provided, and may be required to furnish additional information before a certificate is issued. Claims to vested rights from the Comprehensive Plan must include copies of the vesting certificate. Subsequent site plan and development plan review and/or permitting may limit the ability to construct the development described in the certificate.

An RCC certificate is an administrative action and does not grant development approval or provide vested development rights. No RCC application certificate shall be the basis for any claims of estoppel or vesting as against any land development regulations or zoning regulations, which may be adopted on or after the date of the RCC application. The RCC does not negate the requirement of submitting for a Permitted Use Verification (PUV) application for further or more extensive development.

The applicant should retain the RCC certificate and present the certificate, along with the residential dwelling unit building permit application, for a \$45 reduction from the associated zoning review for the building permit. To be eligible for this reduction, the RCC certificate must be presented within two (2) years of issuance of the RCC certificate.