

HEIR PROPERTY:

Creating a Family Subdivision

Land Use Policy 2.1.9 outlines provisions for subdividing property for family heirs in the exurban area of Leon County. This policy allows property owners to create family heir subdivisions, ensuring your legacy can be passed down to direct relatives for homestead use, regardless of existing density regulations. To establish a family subdivision, the following criteria must be fulfilled:

- ✓ Permits the use of a property as a homestead by an originally intended heir (grandparent, parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild) of the property owner.
- ✓ Must be located outside the Urban Service Area.
- ✓ Cannot create a lot smaller than ½ acre.
- ✓ Lots created by Policy 2.1.9 must not be conveyed to anyone else other than the intended heir for a period of no less than two years from the date of approval.
- ✓ Cannot be utilized in a recorded subdivision.
- ✓ Must complete a Permitted Use Verification to determine eligibility

FOR MORE INFORMATION on Land Use Policy 2.1.9 Family Heir Subdivisions, contact the Leon County Development Services Division at 850-606-1300 or visit their website at LeonCountyFL.gov/DSEM.

