



# RESIDENTIAL COMPLIANCE CERTIFICATE (RCC) APPLICATION

**APPLICATION FEE: \$45\***

\*The applicant can present the RCC 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 one (1) year of issuance of the RCC certificate.



**Department of Development  
Support & Environmental  
Management**  
435 North Macomb St., 2nd FL  
Tallahassee, Florida 32301  
Phone: (850) 606-1300  
[www.leonpermits.org](http://www.leonpermits.org)

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

Parcel Size (In Acres): \_\_\_\_\_ Parcel Street Address (If Any): \_\_\_\_\_

Existing Property Use (specify # of existing dwellings): \_\_\_\_\_

Proposed Use:

- Residential Dwelling (SELECT TYPE):
  - Single-family home       Duplex residential structure       Townhouse unit
  - Mobile Home       Standard or Residential Design Manufactured Home
  - Manufactured Building (bearing the Florida Department of Business and Professional Regulation insignia)
- Accessory Dwelling Unit/Mother-In-Law Suite (max 800 sq.ft.):  
Attached: \_\_\_\_\_ sq.ft.      Detached: \_\_\_\_\_ sq.ft.
- Accessory Structure (shed, pole barn, etc.): \_\_\_\_\_ sq.ft.
- Addition to Existing Dwelling: \_\_\_\_\_ sq.ft.
- Home Occupation

This Property is (or will be) served by (Check All That Apply):

Sewage Disposal:  Septic Tank     Talquin Sanitary Sewer     City of Tallahassee Sanitary Sewer

Water System:     Private Water Well     Talquin Water     City of Tallahassee Water  
(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:  Existing     Proposed

Name of Roadway: \_\_\_\_\_

Applicant Information:

Name (Please Print): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

- Email Certificate     Mail Certificate     Pick Up Certificate     Fax Certificate

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.