

Comprehensive Rider to the Residential Contract For Sale And Purchase APPROVED BY THE FLORIDA BAR

If initialed by all parties, the disclosure below is acknowledged as having been provided to Buyer on the same date the parties executed the Florida Bar Residential Contract for Sale and Purchase. The following provisions will be incorporated into that Contract:

____ (SELLER)
and _____ (BUYER)
regarding the Property described as _____

Buyer's Initials _____ Seller's Initials _____

CC. MIAMI-DADE COUNTY SPECIAL TAXING DISTRICT DISCLOSURE

Seller informs Buyer that the Property is, or will be, located within a special taxing district and will be subject to assessments for improvements or services, shown as non-ad valorem tax(es) on the Property's tax bill.

According to **Section 18-20.2** of the Code of Miami-Dade County, Florida, sellers of "residential property" and "new residential property" (as defined in Section 18-20.2) must provide this disclosure to buyers under the following conditions:

- (i) A seller of "residential property" must provide this notice if the prior year's Property tax bill reflected a special assessment for improvements or services within a special taxing district; OR
- (ii) A seller of "new residential property" must provide this notice if a special taxing district exists or if a petition to create such a district is pending.

THE PROPERTY THAT IS THE SUBJECT OF THIS TRANSACTION IS LOCATED WITHIN:

[NAME OF SPECIAL TAXING DISTRICT(S)]

A SPECIAL TAXING DISTRICT ESTABLISHED BY MIAMI-DADE COUNTY (OR PROPOSED TO THE BOARD OF COUNTY COMMISSIONERS) FOR THE PURPOSE OF PROVIDING LOCAL IMPROVEMENTS AND SERVICES, SPECIFICALLY:

[TYPE OF IMPROVEMENTS OR SERVICES]

The costs for these improvements and services will be paid through special assessments on properties within the district. These assessments may be collected at the same time and in the same manner as ad valorem taxes.

To view the Property tax bill, visit <http://www.miamidade.gov/pa/>