









From the office of Jenny Fields, CFA
Martin County Property Appraiser

WARNING NOTICE

The Martin County Property Appraiser' office does not give legal advice. Laws regarding real estate can be complex, especially in a scenario involving adverse possession. You should contact an attorney licensed in your jurisdiction to obtain advice.

Information you should know about the adverse possession return (DR-452) received by our office:

-  Even if you file an adverse possession return (DR-452) on a property with a residential structure, if you occupy that property, you are trespassing, and the Martin County Sheriff's office will be notified.
-  Filing an adverse possession return (DR-452) with the county property appraiser does not make you the owner of the property and does not give you any ownership interest in the property.
-  Part of the adverse possession process is that you must pay the property taxes on the property you are claiming for seven consecutive years and if the legal owner (or their heirs) pay the taxes, your adverse possession claim is invalid.
-  The legal owner of the property or their heirs may take legal action against you.
-  Florida's adverse possession law can be found in Florida Statutes 95.16 and 95.18.
-  If you are the tenant, make sure the person you are renting from owns the home. An adverse possession claim does not make that person the owner of the property, and as a tenant, you may be evicted by the legal owner or their heirs.

Any adverse possession return (DR-452) received on a property with a residential structure will be forwarded to the Martin County Sheriff's Office for investigation.

By signing this notice, I attest to the fact that I have received this information and I understand that the return (DR-452) filed with the Martin County Property Appraiser's office will be provided to the Martin County Sheriff's Office.

Date

Signature of adverse possession claimant(s)

Hobe Sound Office
11726 SE Federal Highway
Hobe Sound, FL 33455
(772) 546-1309

Website: pa.martin.fl.us

Stuart Main Office
3473 SE Willoughby Blvd. Suite 101
Stuart, FL 34994
(772) 288-5608

Indiantown Office
16550 Warfield Blvd.
Indiantown, FL 34956
Call for office hours (772) 288-5608