

Manatee County Building and Development Services Department

NOTICE TO BUYER – ACCESSORY DWELLING UNIT

The following notice is provided to purchasers of the primary dwelling unit and accessory dwelling unit located at \_\_\_\_\_ (insert street address) located in Manatee County, Florida on the real property described in Exhibit “A” ( the “Property”), a copy of which is attached hereto and incorporated by reference. (Staff to insert reference to building permit number.)

YOU ARE HEREBY NOTIFIED THAT THE USE OF YOUR PROPERTY FOR AN ACCESSORY DWELLING UNIT IS SUBJECT TO:

1. Manatee County Ordinance No. 25-08 contains regulations applicable to accessory dwelling units.
2. In order to for the accessory dwelling unit to be lawful under the Manatee County Land Development Code, the owner of the Property must occupy either the primary dwelling unit on the Property or the accessory dwelling unit on the Property in perpetuity (i.e. as long as the accessory dwelling unit remains a lawful use on the Property). The property owner is responsible for providing the necessary documentation to prove the property owner is occupying either the primary dwelling unit or the accessory dwelling unit on the Property at the time the accessory dwelling unit is first occupied or later for any change in occupancy, to Manatee County.
3. This Notice of Buyers is required to be recorded in the Official Records of Manatee County as per Ordinance No. 25-08.
4. The development of land in Manatee County is governed by various federal, state and local laws, rules and regulations, including, but not limited to, the Manatee County Land Development Code. All construction and any alterations to accessory dwelling units or the primary dwelling unit on the Property must comply with these regulations, which may be more restrictive than this Notice to Buyers.
5. The foregoing statements are only summary in nature and shall not be deemed to supersede or modify the provisions of the Manatee County Land Development Code.

By: \_\_\_\_\_

Property Owner Name

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me, a Notary Public, by means of

- physical presence or
- online notarization

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_  
\_\_\_\_\_ [*insert name of affiant, i.e., John Doe*], who

- is personally known to me or
- has produced \_\_\_\_\_ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

\_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
Signature of Notary Public

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)