

**Dana Blickley, CFA**  
**Brevard County Property Appraiser**  
**www.BCPAO.us**

**General Instructions for**  
**Requesting Parcel Split or Combination**

**PLEASE CHECK WITH THE PROPER AGENCY TO VERIFY THE EFFECT OF A COMBINE OR SPLIT OF THE PROPERTY TO ENSURE THE CREATION OF A LEGAL LOT.**

- List all current parcel number(s) or tax account number(s) under the column titled Parcel Number(s).
- For parcel splits, a survey (may need to be recorded), sketch, or legal description clearly defining the new property boundary **MUST** be submitted. The Brevard County Property Appraiser will not create or draft property descriptions.
- For parcel combinations, a survey, sketch, or legal description is not required. However, copies of surveys are always beneficial and appreciated.

**NOTE:** For combinations, parcels must be titled in the same name(s), must be in the same jurisdictional boundary (MILLAGE CODE), and must be contiguous.

- Your request will be accepted at any time during the year, however, the Brevard County Property Appraiser's Office works within the Tax Roll Calendar. Once our office receives your request, the tax roll calendar will determine if your request can be completed for the current year or processed for the following year.
- Sign and date the form. **NOTE:** Forms must be signed by the current owner or the owner's designated representative. Forms signed by prospective buyers will not be processed.

The processing time by the Brevard County Property Appraiser's Office should not hinder the sale of a property, issuance of permits, or any outside agency's process. Please contact us at (321) 264-6700 or by email: [appraiser@bcpao.us](mailto:appraiser@bcpao.us) with any questions.

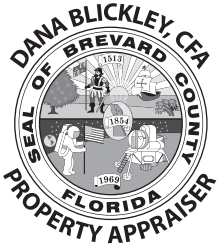
This form must be completed in its entirety. Incomplete forms will not be processed.

Return to: Brevard County Property Appraiser  
Split/Combine  
P.O. Box 429  
Titusville, FL 32781-0429

Fax to: 321-264-5380

**OR**

Email: [splitcomb@bcpao.us](mailto:splitcomb@bcpao.us)



**Dana Blickley, CFA**  
**Brevard County Property Appraiser**  
**www.BCPAO.us**

**Request for Parcel Split or Combination**

**SPLIT  COMBINE**

**PARCEL NUMBER(S) OR TAX ACCOUNT NUMBER(S)**


**IMPORTANT NOTICE**

**Pursuant to Florida Statute 197.192, the Property Appraiser's Office will not split or combine parcels until all taxes due or delinquent have been paid to the Tax Collector.** It should also be noted that a parcel split/combination by the Property Appraiser is for *taxation purposes only* and does not imply suitability for parcel development. Please contact the appropriate land development or planning and zoning department of your jurisdiction for questions concerning property development.

**HOMESTEAD/NON-HOMESTEAD PROPERTIES AFFECTED BY ASSESSMENT LIMITATION**

I/We understand that splitting or combining property may increase taxes by affecting existing capped values. If you choose to reverse the process at a future date, the cap **will not** be restored to its former level.

**PROPERTY APPRAISER TO BE HELD HARMLESS**

It is the responsibility of the owner to ensure all prior or current tax amounts on any parcels being split or combined with any other parcels are paid in full to the Tax Collector. This agency is not responsible for any delinquent taxes, penalties, or interest that could occur and accrue due to negligence on the part of the property owner, the owner's representatives, or other parties when requesting parcel splits or combinations. Furthermore, if the property is encumbered by a mortgage, it is the owner's responsibility to seek prior approval from the mortgage company for any changes to the property involving a split or combination.

If this request is being presented by anyone other than the owner, a Power of Attorney or a Letter of Authorization from the owner must be supplied.

By signing below, whether by the owner or the owner's representative, the owner acknowledges they have read and understand the aforementioned and availed themselves of the opportunity to ask any questions, seek clarification, or obtain additional information prior to this action being requested.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Owner or Owner's Representative**

**Print Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_