

Applications for Special Family Lot Permit can be found on the County's Zoning Department webpage at:

[https://www.columbiacountyfla.com/Zoning Department.asp](https://www.columbiacountyfla.com/Zoning%20Department.asp)

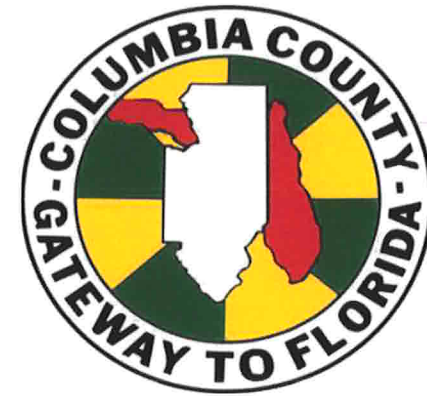
Section 14.9 of the Land Development Regulations (LDR'S) can be found at:

[https://library.municode.com/fl/columbiacounty/codes/landdevelopmentregulations?nodeId=PTILADERE ART4Zore S4.2SUDIRE](https://library.municode.com/fl/columbiacounty/codes/landdevelopmentregulations?nodeId=PTILADERE_ART4Zore_S4.2SUDIRE)

Section 14.9 Requirements:

- 1) Property must be zoned Agriculture (A) or Environmentally Sensitive Area (ESA).
- 2) Applicant must demonstrate that they are an immediate family member of the property owner with birth certificates, adoption records, marriage certificate, etc.
- 3) A family relationship residence agreement affidavit is required and shall be recorded in the Clerk of Courts Office.
- 4) Minimum division from parent parcel is 1 acre and must be recorded by separate deed and separate parcel #. Remaining property must be at least 1 acre.
- 5) A completed building/mobile home permit shall be submitted within one year of receiving approval by the Board of County Commissioners. One extension can be requested in writing and approved by the land development regulations administrator not to exceed nine (9) months.
- 6) Set-backs required for the parent parcel will apply to the portion deeded for the immediate family member.
- 7) Septic tank release from Environmental Health Department required.

## Guide to Special Family Lot Permits



Columbia County Building and Zoning  
Department

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## FREQUENTLY ASKED QUESTIONS ABOUT SPECIAL FAMILY LOTS

### **What is a Special Family Lot?**

A Special Family Lot is a piece of property cut out of a larger piece of property (the “parent” property) that can be permitted for construction of a single-family residence if a permit is granted by the County Commission. These lots are only permitted on land zoned Agriculture or Environmentally Sensitive Area (“ESA”).

Special Family Lots can only be conveyed to an immediate family member of the owner of the parent property (see next question) and are for the establishment of a homestead primary residence for the immediate family member who receives the lot.

Lots must be at least one acre in size and cannot exceed one dwelling per Special Family Lot Permit.

### **Who is eligible for a Special Family Lot permit?**

A parent, grandparent, adopted parent, stepparent, sibling, child, adopted child, stepchild or grandchild of the person who owns the parent property is eligible to build on and live on a Special Family Lot.

### **What happens if the family member does not move onto the property?**

If after one year a building or mobile home permit has not been issued, the Special Family Lot permit will automatically expire.

### **If I have several immediate family members, may I deed each of them a minimum of one acre?**

Yes, so long as the parent parcel remains at least one acre in size and each family member who

receives a parcel establishes a primary residence within one year.

### **Can the property deeded to the immediate family member be deeded back to parent property owner?**

Yes, but the family member returning the property would not be eligible to receive another Special Family Lot Permit in the future.

### **Can the Special Family Lot be sold to someone else in the future?**

Yes, but only after a homestead under the permit is established on the property.

### **Can I deed more than one acre?**

Yes, as long as the parent parcel remains a minimum of one acre after the split.