



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

Copies of Deeds are Public Records & Available for Free Online

We often hear of mailings aimed at Broward County property owners offering to provide the owner with a copy of their deed or previously recorded document. The company will provide this service for a fee; however, most documents are available online for free.

Deeds and many other important documents are already available online and free on Broward County's Records website and linked from our office's website. To search for a recorded deed on our website, simply [search for the property record](#) and click on the blue "Book/Page or CIN" number located under "Sales History for this Parcel" on the property record page. This will link you to the recorded document in Broward County Records where you can print a copy from their website.

Deeds recorded prior to January 1, 1978 and recorded deeds utilizing social security numbers must be ordered in person or by written request to County Records. To search for documents recorded with Broward County Records, please visit [County Records' website](#) and select your search criteria. Documents matching these criteria will be displayed and you can print a copy of the selected document. Broward County Records may be reached at 954.831.4000 should you need additional assistance.

Once the deed is recorded with the Broward County Records Division, it is provided to our office so the property record can be updated. If a property owner is registered with our free Owner Alert notification service, the owner will receive an email/text notification of this change along with the link to the recorded document to ensure the change was done at the owner's request. Property owners can register for [Owner Alert online](#) to receive email or text notifications from our office.

Legal Surveys – Property Boundaries

Owners are not required to file surveys with our office -- unless they are seeking to split or combine parcels -- so we very rarely see copies of legal property surveys. Property owners should have a copy of their legal property survey in the closing documents when they purchased the property. This survey defines the property's boundaries, legal description and any easements or restrictions to help resolve any property line disputes and can be used for any permitting requirements.

If my office can ever be of assistance to you, please do not hesitate to [contact me](#) directly.

Take care,

Marty Kiar, JD, CFA
Broward County Property Appraiser



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