



# RETURN OF REAL PROPERTY IN ATTEMPT TO ESTABLISH ADVERSE POSSESSION WITHOUT COLOR OF TITLE

DR-452  
R. 2/12  
Rule 12DER12-02  
F.A.C., Eff. 2/12

Section 95.18, Florida Statutes

The person claiming adverse possession (claimant) must file this return with the property appraiser in the county where the property is located within one year after entering into possession. This return does **not** create any interest enforceable by law in the described property.

<b>COMPLETED BY ADVERSE POSSESSION CLAIMANT</b>			
Name of claimant(s)			
Mailing address	Phone		
	Parcel ID, if available		
<input type="checkbox"/> the property claimed is only a portion of this parcel ID			
Date of filing		Date claimant entered into possession of property	
Legal description of property claimed <span style="float: right; color: blue;">Add pages, if needed.</span> Must be full and complete. If the property appraiser cannot identify the property from the legal description, you may be required to obtain a survey.			
This property has been: (Check all that apply.) <input type="checkbox"/> protected by substantial enclosure <input type="checkbox"/> cultivated or improved in a usual manner <input type="checkbox"/> occupied and maintained			
Describe your use of the property, in detail below.			

Under penalty of perjury, I declare that I have read the foregoing return and that the facts stated in it are true and correct.

Signature of claimant(s) \_\_\_\_\_  
\_\_\_\_\_

State of Florida  
County of \_\_\_\_\_

This instrument was sworn to and subscribed before me on \_\_\_\_\_ by \_\_\_\_\_, personally known to me or who produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature and seal, notary public

<b>COMPLETED BY PROPERTY APPRAISER</b>	
Received in the office of the property appraiser of _____ County, Florida, on _____.	
A signed copy of this return has been delivered to the claimant(s). A copy will be sent to the owner of record.	
Signature, property appraiser or deputy	Date

<b>TO THE OWNER OF RECORD</b>	A tax payment made by the owner of record before April 1 the year after the taxes were assessed will have priority over a payment made by the claimant. An adverse possession claim will be removed if the owner of record or tax collector furnishes a receipt to the property appraiser showing payment of taxes by the owner of record, during the period of the claim. (S. 95.18, F.S.)
-------------------------------	---

This return is a public record and may be inspected by any person under s. 119.01, F.S.