PRC **PARCELRISKCHECK**
PRE-OFFER MUNICIPAL RISK SCREEN

PRE-OFFER PROPERTY RISK REPORT

RED FLAG

100 Example Ave, Miami, FL 33100

Unincorporated Miami-Dade County | Municipal Permits, Code Enforcement & Code-Lien Feed Screen

SAMPLE ILLUSTRATION - Fictional placeholder parcel and records (not a live query)

PARCEL ID / FOLIO	OWNER OF RECORD	SEARCH DATE / AS OF	REPORT ID
00-0000-000-0001	FICTIONAL SAMPLE OWNER	2026-11-15 11:00 AM EST 16:00 UTC | As of: 2026-11-14	sample_req_1

Source Cover Summary (Checked vs. Excluded)

! BUILDING PERMITS
1 EXPIRED PERMIT(S) OF NOTE
0 open, 1 expired permit(s) of record; review and resolve before closing.
BALANCE: **- (unpriced)**

! CODE ENFORCEMENT
1 ACTIVE CASE(S) OF RECORD
1 active code case(s) of record; review and resolve before closing.
BALANCE: **$1,450.00**

✓ CODE-LIEN FEED
NO LIENS FOUND
Published county code-lien feed returned no lien of record (full Clerk Official Records not searched).
BALANCE: **$0.00**

i CLERK OFFICIAL RECORDS, TAXES, UTILITIES & HOA
NOT SEARCHED
Not searched - Excluded from pre-screen (mortgages, IRS/mechanics liens, taxes, utilities, assessments, HOA/COA).
BALANCE: **N/A**

Known Priced Portal Balance: $1,450.00 | Unpriced Open Items: 1
Valid as of search date; excludes unbilled charges and Clerk Official Records.
Confirm a current payoff with each department before remitting.

$1,450.00

Items of Note

1. Unpaid municipal code fine ($1,450.00) on active sample case (opened 2025-08-19)
2. 1 expired structural roof permit (opened 2022-04-11)
3. County Clerk Official Records (mortgages, mechanics' liens, IRS liens) and utility payoffs are not searched automatically.

File Summary Note (Copy/Paste)

ParcelRiskCheck screened Unincorporated Miami-Dade County Folio 00-0000-000-0001 on 2026-11-15; municipal sources were as of 2026-11-14 and returned 0 open permit(s), 1 expired permit(s), 1 open code case(s), and 1 closed/finalized record(s). Known Priced Portal Balance: $1,450.00. Informational municipal pre-screen only; County Clerk Official Records, property taxes, special assessments, utilities, and HOA/COA balances were not searched.

Informational pre-offer municipal risk screen only. This report is furnished subject to the Terms of Service.

Permits & Code Cases of Record

Record #	Category & Type	Status	Opened	Balance
SAMPLE-CC-0001	Code Enforcement - Nuisance / Lot Maintenance	Open - Citation Fine	2025-08-19	**$1,450.00**
SAMPLE-BLD-0002	Permit: Roofing Permit	Expired	2022-04-11	**- (unpriced)**
SAMPLE-BLD-0000	Permit: Panel Upgrade Permit	Completed	2019-06-10	$0.00

Close-Out Requirements, Next Steps & Contacts

1. **Municipal Fines & Liens: Request an itemized payoff from Miami-Dade RER Municipal Lien Search ($320.12 published schedule) for SAMPLE-CC-0001.**
   Note: Inferred (not legal advice): Foreclosure buyers: Ch. 162 code liens generally rank by recording date, so an earlier-recorded mortgage usually comes first unless a local ordinance or special act gives the lien priority. Uncured violations can keep accruing fines after title transfers. Tax-deed buyers: Fla. Stat. § 197.552 preserves governmental liens of record not paid from tax-deed surplus. Confirm priority with Florida title counsel.
2. **Expired Permit: Confirm closeout inspection requirements for expired roofing permit SAMPLE-BLD-0002.**
   Note: Inferred (not legal advice): Foreclosure buyers: mortgage foreclosure does not close open or expired building permits. Tax-deed buyers: a tax deed also does not close building permits. Permits remain on the property record and must usually be resolved or re-permitted before resale, financing, or a CO.

Public Records Custodian: publicrecords@miamidade.gov
Where to Pay / Lien Desk: Miami-Dade RER Municipal Lien Search ($320.12 published schedule) | https://www.miamidade.gov/global/economy/code-compliance/lien-services.page

SHA-256 Checksum Manifest & Verification

Share URL: https://parcelriskcheck.com/sample-report
art_sample_0001 | sample_code_feed_json | sha256:aaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaa

Disclaimer & Scope Limits

This report reflects information obtained from the governmental sources identified herein as of the search date. It is a pre-screen of open permits, open code cases, and published code-lien data in covered jurisdictions. It is not a municipal lien search, not a city or county lien letter, and not a title search, and it may not be relied upon in lieu of those. It does not cover utilities, special assessments, property taxes, HOA/condo assessments, or recorded instruments in the Official Records except where a published code-lien source is expressly listed. Amounts, if shown, are valid as of the date researched and exclude unbilled charges; confirm final figures with the appropriate department. This report is furnished subject to the Terms of Service.