

City of Miami Gardens

New Elevation Certificate Service

The City of Miami Gardens is proud to announce a new free service for its residents and business owners! Residents and business owners are now able to access Elevation Certificates on line for new structures in the City.

Why is having an Elevation Certificate important?

An Elevation Certificate lists the floor elevations and flood zones for new buildings in the City. This Certificate can assist citizens in getting an accurate quote for flood insurance. It also lets the owner or operator of the structure know the level of risk from flooding that exists for that structure. Finally, the Elevation Certificate can show whether a structure is lower than the current required elevation; this is where the so-called 50% rule may apply. This rule states that if a structure is in a flood zone and is damaged or improved to more than 50% of its market value, it must be elevated to the current required height.

Please read the following important facts about this new service before accessing the service.

- * The City of Miami Gardens has only been keeping Elevation Certificates for new construction on file since February 2008. If your house or business was built before 2008, it is not likely we will have an Elevation Certificate for that structure. You are still invited to try your Folio Number as you wish.
- * The City of Miami Gardens and its employees, council members and Mayor may not be held liable for any of the information found in the Elevation Certificate, or any actions taken based on the information provided. The City is simply providing a public service by making the Elevation Certificate available. The City of Miami Gardens does not vouch for the authenticity of Elevation Certificates; please contact the surveyor who performed the service for any questions on elevations certified and other information provided on this form. A City telephone contact is also provided at the bottom of this fact sheet.
- * The Elevation Certificates in this program are not considered official City documents; they are only provided for public information purposes.

Three Simple Steps to Access Elevation Certificates

- 1 You will need to know the Folio Number of the property you wish to check. If you do not have the Folio Number, this number can be found on the warranty deed or other property records, or you can go to Miami-Dade County's web page, www.miamidade.gov, and access the Tax Appraiser's Office for this number.
- 2 With the Folio Number, go to www.miamigardens-fl.gov/flood/elevation-certificates.html and click on "[access Elevation Certificates online](#)".
- 3 Go to the top left of the page, and hit the "search" command. Go to the drop down menu just below and select the "Document/Folder name" title. Then enter the Folio Number in the "Enter the name to search for" box. Please note you must use the hyphens/dashes as they appear on your Folio. Hit "Enter" and if we have the Certificate on file it will appear. The Certificates are listed in numerical order, so you can also scroll through the

list until you find your Certificate. If you do not find your Elevation Certificate, it simply means the City does not have it on file yet.

One other note: if you do get an Elevation Certificate on your own, please forward a copy to the City. We want to have as complete a list of these important documents as we can, to better serve our residents and businesses. Please call or Email the Floodplain Administrator at the address below, if you have an Elevation Certificate you would like to submit, or for more information.

Miami Gardens Public Works Department
Mike Gambino, CFM, Floodplain Administrator
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Miami Gardens, Fl. 33169
305.622.8039
Email: mgambino@miamigardens-fl.gov