

## Frequently Asked Questions

### What is the difference between a Single Search and a Search including Common Area?

**Single Search** - Only the specified folio number will be searched

\*Commonly used for Single Family Homes, Commercial Property, Entire Buildings, Vacant Land, etc.

**Search including Common Area** – Unit specific folio number and Common Area folio number will be searched.

\*Commonly used for Condominium Units. Condominium Units are usually responsible for a divided share of the Common Area as specified by the Declaration of Condominium.

### What types of searches can be performed?

**Instant Online Search** – Provides Lien Search Statement with outstanding amounts due. **(Instant PDF Download)**

**Certified Search** – Provides Certified Lien Search Report along with Lien Search Statement as reviewed by a City of Miami Beach Financial Analyst. Includes Payoff/Partial Payoff Amounts for Liens.  
**(Turnaround Time – 5 to 7 Business Days)**

**Expedited Search** - Provides Certified Lien Search Report along with Lien Search Statement as reviewed by a City of Miami Beach Financial Analyst. Includes Payoff/Partial Payoff Amounts for Liens.  
**(Turnaround Time – 1 Business Day)**

### How/When will I receive my lien search?

Instant Online Searches will be available as an instant PDF download. Certified Lien Searches and Expedited Lien Searches will be sent to the e-mail associated with your profile within the specified timeframes above.

**Accuracy of Results:** The City of Miami Beach makes every effort to ensure the accuracy of the provided information. The search engine is updated nightly based on the data at the City of Miami Beach. Under most circumstances, search results are current to within the last 24 hours.