

Are you one of the fortunate people who can call themselves, “Landowners” in Madison County? Do you want to be? Sometimes, it’s just “living the American dream” to own a house, some land, and maybe even a business that brings people to the act of purchasing land in our beautiful county. There’s no feeling like owning your own little bit of heaven in our beautiful county.

Of course, though, when we own land, we must file paperwork. We have deeds and notes and plats that must be filed to become official record. Many of these records are filed in the Madison County Clerk’s Office. Mrs. Charlotte Barrett is the County Clerk and has provided many years of dedicated service to our community. Her staff is very knowledgeable in the records field and helps many of our citizens and visitors on a daily basis.

One of the official sets of records kept in her office is Subdivision records. Now, when we talk about Subdivisions, most people immediately think of an area where homes have been built fairly close together and are usually known collectively as “Shady Acres Subdivision”, for instance. These are definitely Subdivisions in its true sense, but any time a tract of land is divided, it is referred to as a “subdivision” of land.

Madison County has certain rules and procedures that are in place regarding any subdivision of property. This helps to protect our citizens from purchasing a tract of land that is not suitable for development or that does not have adequate access to roadways, drainage, or other features that provide for the safety of the general public.

There are certainly some exemptions to adhering to the Subdivision Order, but they are very limited. For instance, the Grandfather Clause states that “Any tract whose boundary has not changed since January 1, 1996, may be sold in its entirety without being platted.” An Affidavit of Exemption must be filed. Family Grants may also be exempted, as may a few other circumstances. However, any time a tract of land is being divided; application must be made to Madison County Rural Development if the property is outside of the city limits but within Madison County. The City of Madisonville has similar requirements and should be contacted for subdividing land within their boundaries and extra territorial jurisdiction.

If you are planning to buy, sell, or trade land in Madison County, you may want to consider whether or not the land you are buying has been properly subdivided and recorded. If you are planning to subdivide property, our office will be happy to send you a digital copy of the Subdivision Regulations and work with you and the County Clerk’s Office to get your property properly recorded.

As always, Be Safe Out There!