



Re: Combining Parcels Revision

The North Carolina Secretary of State's Office Land Records Division recommends the recombination of parcels by affidavit/deed of recombination only. The intent of this is to protect the integrity of the individual counties' cadastre. Macon County is revising the current methods for recombining parcels to more closely follow the Secretary of State's guidelines with exceptions. Effective 1/1/2025 Macon County will **only** merge/recombine parcels by the following methods:

1. **Existing parcels or newly acquired parcels** can be combined by an affidavit/deed of recombination to be approved by the Mapping Office and recorded in Register of Deeds. The following information should be contained in the document:
 - Owner name and mailing address for tax bill.
 - Parcel identification numbers for parcels to be combined.
 - Parcels to be combined must be titled the same.
 - Deed references for the parcels.
 - Property description
 - Plat Card number if there is a recorded recombination survey.
 - Statement of intent to combine the parcels.

2. **Newly acquired parcels** can be combined by the transferring deed in lieu of an affidavit of recombination if the following information is contained in the transferring deed:
 - Statement of intent to combine the parcels.
 - Plat Card number if there is a recorded recombination survey.
 - Grantee(s) signs the intent to combine statement acknowledging it is their intent to combine the deed parcels and acknowledging that the combined tract cannot be re-subdivided without complying with the subdivision ordinance.

3. **Newly acquired parcels and a Grantee's existing parcel(s)** can be combined by the transferring deed in lieu of an affidavit of recombination if the following information is contained in the transferring deed:
 - Statement of intent to combine the parcels.
 - Parcel identification numbers for all parcels to be combined.
 - Deed reference(s) for the Grantee's existing parcel(s).
 - Parcels to be combined must be titled the same.
 - Plat Card number if there is a recorded recombination survey.
 - Grantee(s) signs the intent to combine statement acknowledging it is their intent to combine the deed parcel with their existing parcel(s) and acknowledging that the combined tract cannot be re-subdivided without complying with the subdivision ordinance.



While Macon County does not require approval of a subdivision Home Owners Association to merge/recombine subdivision parcels, property owners are encouraged to check with their HOA regarding parcel recombination. Merging of property in subdivisions may or may not affect the dues and fees assessed by Home Owners Associations. Property that has been merged/combined in a subdivision may or may not be re-subdivided at a later date depending on the restrictions for a particular subdivision.

A Macon County Transfer Verification Form is required to be submitted with the deed or affidavit/deed of recombination for approval by the Macon County Mapping Department. After recording of the document the Macon County Mapping Department and Tax Office will combine parcels and issue new Parcel Identification Number(s). The parcels once merged, become a new land segment and cannot be re-subdivided without a new division survey that has been approved by the Macon County Planning Department. Example copies for the affidavit/deed of recombination documents will be provided to attorneys only.