

Things to know about Land Notification

New to Land Notification?

Create a new user by clicking on the “New User” link on the Land Notification home page. You will need to provide a valid email address in order to activate your account. If you do not have an email address, you may contact the county to assist setting up your account.

I have an existing account in the previous Land Notification system...

To access the new Land Notification system, a new username and password must be created. Alerts were migrated from the old system to the new system; therefore, no action is required on your part. The County has access to the alerts you previously created and can edit or disable them if needed. You can also create a new user account in the new Land Notification system. From there you can recreate your alerts or create new alerts as needed.

How it works . . . The Land Notification System gives you the ability to monitor personal names, business names or parcel ID numbers on recordings related to your property. You can create one or more alerts that are triggered when real estate records are indexed matching the given name or parcel ID at the Dodge County Register of Deeds office. When an alert is generated, a text or email will be sent to the contact information you provided at the time you registered for the service. This notice will contain more information about the recording.

Please note that while Land Notification Alerts do not prevent fraud from happening, they provide an early warning system for property owners to take appropriate action should they determine possible fraudulent activity has taken place.

Can I enter more than one alert? Yes, you can create multiple alerts for your account. Be sure to give them alert names you recognize so you can edit or remove alerts if you wish. You must make separate alerts for each name or parcel ID you want to monitor. For a married couple or for those people who share the same last name, you must make individual entries for each person.

How many emails and phone numbers can be notified for each alert? You can create alerts for as many names and business names as necessary. You add up to five (5) email addresses and two (2) mobile phone numbers per alert. If you need more email addresses or phone numbers notified for a single alert, simply create another alert for those additional email addresses and mobile phone numbers.

Do all email addresses and phone numbers need to be verified? Yes, each email address and mobile phone number associated with an alert must be verified. An email or text will be sent to the address or phone number, and the user will need to click on that link to verify it is a valid email or text back a four-digit code to verify the phone number. They will need to have an account set up and be able to log into their account to complete the verification step.

My first name has nicknames and/or is spelled many ways; how should I enter it? Less is more. The system will find portions and parts, so you will want to enter part of your first name. For example, if the name is James, sometimes Jim – enter just J (Ja or Ji will eliminate some results). Another example is Christopher, sometimes Chris – enter Chris (this would bring back both names). If you enter an alert as first name “Jo,” you will get any names starting with those two letters, such as Joseph, Joe, John, Jon, Jonathan, Joanne, Jo Ellen, Josie, and etc.

My last name is quite common; will I receive notification alerts that could possibly belong to someone else? Yes, you may receive an alert that matches your name, but it is another person who shares your name. Use other information sent in the alert email to determine if it is something to be concerned about, and if you are not sure, call the number provided in the email to confirm.

My name is Jeff Anderson Junior (Jr), how would I enter that into the alert field? Counties may enter these suffixes in different ways. Enter first name “Jeff” and last name “Anderson” without any suffix, and you will get all results. You will need to look at the details on the alert to see if it matches your property due to the differences in the ways counties enter these suffixes.

How should I enter my business name? Be sure to change the Alert Criteria from PERSON to BUSINESS/TRUST by using the down arrow. Business names may have special abbreviations used by you or others. When the county enters the name, it may not be exactly as you intended. Words like company, corporation, incorporated, and more may have abbreviations used in certain countries. Please enter the main part of the name only. For example, Roy Brothers Painting Company enter “Roy Brothers Painting.” Or enter enough for the system to find but not eliminate. Or consider making two or more entries.

My property is part of a Trust, how should I enter my trust name?

We index by how the name appears on the document; however, we do not index the dated. For Example: John Doe Revocable Trust dated October 1, 2025, would be indexed: John Doe Revocable Trust

What if my email address changes or I am no longer interested in monitoring a name or parcel? How do I update my subscription with this added information?

Log in to Land Notification and go to “My Alerts” and click the “Details” button. From there, you can click to edit any of your existing alerts. Once you make changes, you must click the “Done” button, or if it is no longer needed, you may delete.

How long does my alert remain active on Land Notification? Your alert will remain active indefinitely as long as the county Recorder/Register of Deeds office participates in this program.

I own property in several different counties; will one alert in one county cover me for all counties? No, the alerts are county specific. You must set alerts for each county where you own property. Each county has its own system, or you may also note that some counties do not yet provide an alert system.

What information is provided on a Land Notification alert email? The alert email is customized by each county and contains the following: Document Number, Document Type, Modified Date, and Matched Party Name. If you would like to research further, please click on the “LandShark” link on the Land Notification page. You will have to create a new account if you do not already have one. There is a small fee to obtain document copies. Please keep in mind, when creating alerts, common names, such as “John Smith” may produce many results. If you have a name that is shared by many other people, you may want to monitor a specific property instead of a specific name if the County offers this.