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An act relating to duration of real property liens; amending s. 55.10, F.S.; revising the period of duration of certain liens; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsections (1), (2), (3), and (4) of section 55.10, Florida Statutes, are amended to read:

55.10 Judgments, orders, and decrees; lien of all, generally; extension of liens; transfer of liens to other security.--

(1) A judgment, order, or decree becomes a lien on real property ~~estate~~ in any county when a certified copy of it is recorded in the official records or judgment lien record of the county, whichever is maintained at the time of recordation, ~~and it shall be a lien for a period of 7 years from the date of the recording~~ provided that the judgment, order, or decree contains the address of the person who has a lien as a result of such judgment, order, or decree or a separate affidavit is recorded simultaneously with the judgment, order, or decree stating the address of the person who has a lien as a result of such judgment, order, or decree. A judgment, order, or decree does not become a lien on real property ~~estate~~ unless the address of the person who has a lien as a result of such judgment, order, or decree is contained in the judgment, order, or decree or an affidavit with such address is simultaneously recorded with the judgment, order, or decree. If the certified copy was first recorded in a county in accordance with this subsection

1 between July 1, 1987, and June 30, 1994, then the judgment,
2 order, or decree shall be a lien in that county for an initial
3 period of 7 years from the date of the recording. If the
4 certified copy is first recorded in accordance with this
5 subsection on or after July 1, 1994, then the judgment, order,
6 or decree shall be a lien in that county for an initial period
7 of 10 years from the date of the recording.

8 (2) The lien provided for in subsection (1) or an
9 extension of that lien as provided by this subsection may be
10 extended for an additional period of 10 years, subject to the
11 limitation in subsection (3), by rerecording a certified copy
12 of the judgment, order, or decree prior to the expiration of
13 the lien or the expiration of the extended lien ~~provided for~~
14 ~~in subsection (1)~~ and by simultaneously recording an affidavit
15 with the current address of the person who has a lien as a
16 result of the judgment, order, or decree. The extension ~~one~~
17 ~~additional period of 10 years~~ shall be effective from the date
18 the certified copy of the judgment, order, or decree is
19 rerecorded. The lien or extended lien will not be extended
20 unless the affidavit with the current address is
21 simultaneously recorded.

22 (3) In no event shall the lien upon real property
23 created by this section be extended beyond the period provided
24 for in s. 55.081 or beyond the point at which the lien is
25 satisfied, whichever occurs first.

26 ~~(4) Except as otherwise provided in this subsection,~~
27 This act shall apply to all judgments, orders, and decrees of
28 record which constitute a lien on real property; except that
29 ~~immediately prior to the effective date of this act any~~
30 judgment, order, or decree recorded prior to July 1, 1987,
31 ~~shall be unaffected by the changes in this act and shall~~

1 remain a lien on real property until the period provided for
2 in s. 55.081 expires or until the lien is satisfied, whichever
3 occurs first.

4 Section 2. This act shall take effect July 1, 2001.
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