

Bill No. CS for SB 964

Barcode 124692

CHAMBER ACTION

Senate

House

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The Committee on Regulated Industries (Posey) recommended the following amendment:

Senate Amendment (with title amendment)

Delete everything after the enacting clause

and insert:

Section 1. Section 161.57, Florida Statutes, is amended to read:

161.57 Coastal properties disclosure statement.--

(1) The Legislature finds that it is necessary to ensure that the purchasers of interests in real property located in coastal areas partially or totally seaward of the coastal construction control line as defined in s. 161.053 are fully apprised of the character of the regulation of the real property in such coastal areas and, in particular, that such lands are subject to frequent and severe fluctuations.

(2) At or prior to the time a person executes a contractual offer to purchase any interest in real property located partially or totally seaward of the coastal construction control line as defined in s. 161.053, the seller

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1 shall give a written disclosure statement in the following
2 form to the prospective purchaser:

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4 The property being purchased may be subject to coastal erosion
5 and to federal, state, or local regulations that govern
6 coastal property, including the delineation of the coastal
7 construction control line, rigid coastal protection
8 structures, beach nourishment, and marine turtles. Additional
9 information can be obtained from the Florida Department of
10 Environmental Protection, including whether there are
11 significant erosion conditions associated with the shoreline
12 of the property being purchased.

13 ~~(3)(2)~~ Unless otherwise waived in writing by the
14 purchaser, at or prior to the closing of any transaction where
15 an interest in real property located either partially or
16 totally seaward of the coastal construction control line as
17 defined in s. 161.053 is being transferred, the seller shall
18 provide to the purchaser an affidavit, or a survey meeting the
19 requirements of chapter 472, delineating the location of the
20 coastal construction control line on the property being
21 transferred.

22 Section 2. This act shall take effect July 1, 2005.

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25 ===== T I T L E A M E N D M E N T =====

26 And the title is amended as follows:

27 Delete everything before the enacting clause

28
29 and insert:

30 A bill to be entitled

31 An act relating to disclosures in connection

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1 with the sale of coastal property; amending s.
2 161.57, F.S.; revising requirements for the
3 disclosures that must be provided by a seller
4 of coastal property to the purchaser; providing
5 an effective date.

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