



181120

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
01/19/2012	.	
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The Committee on Judiciary (Richter) recommended the following:

**Senate Amendment (with title amendment)**

Delete everything after the enacting clause  
and insert:

Section 1. Subsection (3) is added to section 695.01,  
Florida Statutes, to read:

695.01 Conveyances and liens to be recorded.—

(3) A lien by a governmental entity or quasi-governmental  
entity which attaches to real property for an improvement,  
service, fine, or penalty, other than a lien for taxes, non-ad  
valorem or special assessments, or utilities, is valid and  
effectual against creditors and subsequent purchasers for a



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14 valuable consideration only if the lien is recorded in the  
15 official records of the county in which the property is located.  
16 The recorded notice of lien must contain the name of the owner  
17 of record, a description or address of the property, and the tax  
18 or parcel identification number applicable to the property as of  
19 the date of recording.

20 Section 2. This act shall take effect July 1, 2012.

21  
22 ===== T I T L E A M E N D M E N T =====

23 And the title is amended as follows:

24 Delete everything before the enacting clause  
25 and insert:

26 A bill to be entitled  
27 An act relating to liens on real property; amending s.  
28 695.01, F.S.; providing that a lien imposed on real  
29 property by a governmental or quasi-governmental  
30 entity for certain purposes, other than a lien for  
31 taxes, non-ad valorem or special assessments, or  
32 utilities, is not valid against a creditor or  
33 subsequent purchasers unless the lien is recorded;  
34 specifying the required contents of the recorded  
35 notice of lien; providing an effective date.