

HB 671

2012

1                   A bill to be entitled  
2           An act relating to liens on real property; amending s.  
3           695.01, F.S.; providing that a lien imposed on real  
4           property by a governmental or quasi-governmental  
5           entity for certain purposes is not valid against a  
6           creditor or subsequent purchasers unless the lien is  
7           recorded; specifying the required contents of the  
8           recorded notice of lien; providing an effective date.  
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10   Be It Enacted by the Legislature of the State of Florida:

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

14           695.01   Conveyances and liens to be recorded.—

15           (3) A lien by a governmental entity or quasi-governmental  
16   entity which attaches to real property for an improvement,  
17   service, fine, or penalty is valid and effectual against  
18   creditors and subsequent purchasers for a valuable consideration  
19   only if the lien is recorded in the official records of the  
20   county in which the property is located. The recorded notice of  
21   lien must contain the name of the owner of record, a description  
22   or address of the property, and the tax or parcel identification  
23   number applicable to the property as of the date of recording.

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