

HB 733

2012

1 A bill to be entitled
2 An act relating to probate; amending s. 731.201, F.S.;
3 excluding real property owned in tenancy by the
4 entireties or in joint tenancy with rights of
5 survivorship from the definition of the term
6 "protected homestead"; clarifying the application of
7 amendments to s. 732.102, F.S., made by chapter 2011-
8 183, Laws of Florida, relating to a spouse's share of
9 an intestate estate; amending s. 732.401, F.S.;
10 revising the period of time during which an attorney
11 in fact or guardian of the property of a surviving
12 spouse may petition for approval to elect to take a
13 one-half interest in the decedent's homestead;
14 specifying the minimum duration of an extension of
15 time; creating s. 732.1081, F.S.; barring inheritance
16 rights of a natural or adoptive parent whose parental
17 rights have been previously terminated pursuant to
18 law; providing for application of the act; providing
19 effective dates.

20
21 Be It Enacted by the Legislature of the State of Florida:

22
23 Section 1. Effective July 1, 2012, and applicable to
24 proceedings pending before or commenced on or after July 1,
25 2012, subsection (33) of section 731.201, Florida Statutes, is
26 amended to read:

27 731.201 General definitions.—Subject to additional
28 definitions in subsequent chapters that are applicable to

HB 733

2012

29 specific chapters or parts, and unless the context otherwise
30 requires, in this code, in s. 409.9101, and in chapters 736,
31 738, 739, and 744, the term:

32 (33) "Protected homestead" means the property described in
33 s. 4(a)(1), Art. X of the State Constitution on which at the
34 death of the owner the exemption inures to the owner's surviving
35 spouse or heirs under s. 4(b), Art. X of the State Constitution.
36 For purposes of the code, real property owned in tenancy by the
37 entireties or in joint tenancy with rights of survivorship ~~as~~
38 ~~tenants by the entirety~~ is not protected homestead.

39 Section 2. Notwithstanding section 2 or section 14 of
40 chapter 2011-183, Laws of Florida, the amendments to section
41 732.102, Florida Statutes, made by section 2 of that act apply
42 only to the estates of decedents dying on or after October 1,
43 2011.

44 Section 3. Effective July 1, 2012, and applicable only to
45 estates of persons dying on or after July 1, 2012, section
46 732.401, Florida Statutes, is amended to read:

47 732.401 Descent of homestead.—

48 (1) If not devised as authorized by law and the
49 constitution, the homestead shall descend in the same manner as
50 other intestate property; but if the decedent is survived by a
51 spouse and one or more descendants, the surviving spouse shall
52 take a life estate in the homestead, with a vested remainder to
53 the descendants in being at the time of the decedent's death per
54 stirpes.

55 (2) In lieu of a life estate under subsection (1), the
56 surviving spouse may elect to take an undivided one-half

HB 733

2012

57 | interest in the homestead as a tenant in common, with the
 58 | remaining undivided one-half interest vesting in the decedent's
 59 | descendants in being at the time of the decedent's death, per
 60 | stirpes.

61 | (a) The right of election may be exercised:

62 | 1. By the surviving spouse; or

63 | 2. With the approval of a court having jurisdiction of the
 64 | real property, by an attorney in fact or guardian of the
 65 | property of the surviving spouse. Before approving the election,
 66 | the court shall determine that the election is in the best
 67 | interests of the surviving spouse during the spouse's probable
 68 | lifetime.

69 | (b) The election must be made within 6 months after the
 70 | decedent's death and during the surviving spouse's lifetime. The
 71 | time for making the election may not be extended except as
 72 | provided in paragraph (c).

73 | (c) A petition by an attorney in fact or by a guardian of
 74 | the property of the surviving spouse for approval to make the
 75 | election must be filed within 6 months after the decedent's
 76 | death and during the surviving spouse's lifetime. If the
 77 | petition is timely filed, the time for making the election shall
 78 | be extended for at least 30 days after the rendition of the
 79 | order allowing the election ~~tolls the time for making the~~
 80 | ~~election until 6 months after the decedent's death or 30 days~~
 81 | ~~after the rendition of an order authorizing the election,~~
 82 | ~~whichever occurs last.~~

83 | (d) Once made, the election is irrevocable.

84 | (e) The election shall be made by filing a notice of

HB 733

2012

85 | election containing the legal description of the homestead
 86 | property for recording in the official record books of the
 87 | county or counties where the homestead property is located. The
 88 | notice must be in substantially the following form:

89 |
 90 | ELECTION OF SURVIVING SPOUSE
 91 | TO TAKE A ONE-HALF INTEREST OF
 92 | DECEDENT'S INTEREST IN
 93 | HOMESTEAD PROPERTY

94 |
 95 | STATE OF.....

96 | COUNTY OF.....

97 | 1. The decedent,, died on
 98 | On the date of the decedent's death, The decedent was married to
 99 |, who survived the decedent.

100 | 2. At the time of the decedent's death, the decedent owned
 101 | an interest in real property that the affiant believes to be
 102 | homestead property described in s. 4, Article X of the State
 103 | Constitution, which ~~that~~ real property being in County,
 104 | Florida, and described as: ...(description of homestead
 105 | property)....

106 | 3. Affiant elects to take one-half of decedent's interest
 107 | in the homestead as a tenant in common in lieu of a life estate.

108 | 4. If affiant is not the surviving spouse, affiant is the
 109 | surviving spouse's attorney in fact or guardian of the property,
 110 | and an order has been rendered by a court having jurisdiction of
 111 | the real property authorizing the undersigned to make this
 112 | election.

HB 733

2012

113
 114
 115 ... (Affiant) ...
 116

117 Sworn to (or affirmed) and subscribed before me this day of
 118 ... (month) ..., ... (year) ..., by ... (affiant) ...
 119

120 ... (Signature of Notary Public-State of Florida) ...
 121

122 ... (Print, Type, or Stamp Commissioned Name of Notary Public) ...
 123

124 Personally Known OR Produced Identification

125 ... (Type of Identification Produced) ...

126 (3) Unless and until an election is made under subsection
 127 (2), expenses relating to the ownership of the homestead shall
 128 be allocated between the surviving spouse, as life tenant, and
 129 the decedent's descendants, as remaindermen, in accordance with
 130 chapter 738. If an election is made, expenses relating to the
 131 ownership of the homestead shall be allocated between the
 132 surviving spouse and the descendants as tenants in common in
 133 proportion to their respective shares, effective as of the date
 134 the election is filed for recording.

135 (4) If the surviving spouse's life estate created in
 136 subsection (1) is disclaimed pursuant to chapter 739, the
 137 interests of the decedent's descendants may not be divested.

138 (5) This section does not apply to property that the
 139 decedent owned in tenancy by the entirety or in joint tenancy
 140 with rights of survivorship.

HB 733

2012

141 Section 4. Effective July 1, 2012, and applicable only to
142 estates of persons dying on or after July 1, 2012, section
143 732.1081, Florida Statutes, is created to read:

144 732.1081 Termination of parental rights.—For the purpose
145 of intestate succession by a natural or adoptive parent, a
146 natural or adoptive parent is barred from inheriting from or
147 through a child if the natural or adoptive parent's parental
148 rights were terminated pursuant to chapter 39 prior to the death
149 of the child, and the natural or adoptive parent shall be
150 treated as if the parent predeceased the child.

151 Section 5. Except as otherwise expressly provided in this
152 act, this act shall take effect upon becoming a law.