

ENROLLED
CS/HB 267

2013 Legislature

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2 An act relating to real property liens and
3 conveyances; amending s. 689.02, F.S.; deleting a
4 requirement that blank spaces be included on a
5 warranty deed to allow for entry of social security
6 numbers of grantees on the deed; conforming
7 provisions; amending s. 695.01, F.S.; providing that
8 certain types of governmental or quasi-governmental
9 liens on real property are valid and effectual against
10 certain creditors or purchasers only if recorded in a
11 specified manner; providing an effective date.

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

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15 Section 1. Subsection (2) of section 689.02, Florida
16 Statutes, is amended to read:

17 689.02 Form of warranty deed prescribed.—

18 (2) The form for warranty deeds of conveyance to land
19 shall include a blank space for the property appraiser's parcel
20 identification number describing the property conveyed, which
21 number, if available, shall be entered on the deed before it is
22 presented for recording, ~~and blank spaces for the social~~
23 ~~security numbers of the grantees named in the deed, if~~
24 ~~available, which numbers may be entered on the deed before it is~~
25 ~~presented for recording.~~ The failure to include such blank space
26 ~~spaces,~~ or the parcel identification number, ~~or any social~~
27 ~~security number,~~ or the inclusion of an incorrect parcel
28 identification number ~~or social security number,~~ does shall not

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29 | affect the validity of the conveyance or the recordability of
30 | the deed. Such parcel identification number is ~~shall~~ not
31 | ~~constitute~~ a part of the legal description of the property
32 | otherwise set forth in the deed and may ~~shall~~ not be used as a
33 | substitute for the legal description of the property being
34 | conveyed, ~~nor shall a social security number serve as a~~
35 | ~~designation of the grantee named in the deed.~~

36 | Section 2. Subsection (3) is added to section 695.01,
37 | Florida Statutes, to read:

38 | 695.01 Conveyances and liens to be recorded.—

39 | (3) A lien by a governmental entity or quasi-governmental
40 | entity that attaches to real property for an improvement,
41 | service, fine, or penalty, other than a lien for taxes, non-ad
42 | valorem or special assessments, or utilities, is valid and
43 | effectual in law or equity against creditors or subsequent
44 | purchasers for a valuable consideration only if the lien is
45 | recorded in the official records of the county in which the
46 | property is located. The recorded notice of lien must contain
47 | the name of the owner of record, a description or address of the
48 | property, and the tax or parcel identification number applicable
49 | to the property as of the date of recording.

50 | Section 3. This act shall take effect October 1, 2013.