

By Senator Stargel

15-00371-13

2013404

1                   A bill to be entitled  
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 and purchasers only if recorded in a  
11          specified manner; providing an effective date.

12  
13 Be It Enacted by the Legislature of the State of Florida:

14  
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 shall  
19 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  
29 affect the validity of the conveyance or the recordability of

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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 against creditors and subsequent purchasers for a  
44 valuable consideration only if the lien is recorded in the  
45 official records of the county in which the property is located.  
46 The recorded notice of lien must contain the name of the owner  
47 of record, a description or address of the property, and the tax  
48 or parcel identification number applicable to the property as of  
49 the date of recording.

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