

1 A bill to be entitled
 2 An act relating to real estate conveyances; amending
 3 s. 689.01, F.S.; providing that subscribing witnesses
 4 are not required to validate certain instruments
 5 conveying a leasehold interest in real property;
 6 providing an effective date.

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

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 10 Section 1. Subsection (1) of section 689.01, Florida
 11 Statutes, is amended to read:

12 689.01 How real estate conveyed.—

13 (1) No estate or interest of freehold, or for a term of
 14 more than 1 year, or any uncertain interest of, in, or out of
 15 any messuages, lands, tenements, or hereditaments shall be
 16 created, made, granted, transferred, or released in any ~~other~~
 17 manner other than by instrument in writing, signed in the
 18 presence of two subscribing witnesses by the party creating,
 19 making, granting, conveying, transferring, or releasing such
 20 estate, interest, or term of more than 1 year, or by the party's
 21 lawfully authorized agent, unless by will and testament, or
 22 other testamentary appointment, duly made according to law; and
 23 no estate or interest, either of freehold, or of term of more
 24 than 1 year, or any uncertain interest of, in, to, or out of any
 25 messuages, lands, tenements, or hereditaments, shall be assigned

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26 | or surrendered unless it be by instrument signed in the presence
27 | of two subscribing witnesses by the party so assigning or
28 | surrendering, or by the party's lawfully authorized agent, or by
29 | the act and operation of law; provided, however, that no
30 | subscribing witnesses shall be required for any such instrument
31 | pertaining to a leasehold estate in real property. No seal shall
32 | be necessary to give validity to any instrument executed in
33 | conformity with this section. Corporations may execute any and
34 | all conveyances in accordance with the provisions of this
35 | section or ss. 692.01 and 692.02.

36 | Section 2. This act shall take effect July 1, 2020.