



775812

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
02/06/2024	.	
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The Committee on Governmental Oversight and Accountability  
(DiCeglie) recommended the following:

**Senate Amendment (with title amendment)**

Delete lines 28 - 84

and insert:

submitted to the clerk or property appraiser for the  
purpose of registering for a recording notification service or a  
related service pursuant to this section, are confidential and  
exempt from s. 119.07(1) and s. 24(a), Art. I of the State  
Constitution, except upon court order. This paragraph applies to  
information held by the clerk or property appraiser before, on,



11 or after the effective date of this act. This paragraph is  
12 subject to the Open Government Sunset Review Act in accordance  
13 with s. 119.15 and shall stand repealed on October 2, 2029,  
14 unless reviewed and saved from repeal through reenactment by the  
15 Legislature.

16 Section 2. The Division of Law Revision is directed to  
17 replace the phrase "the effective date of this act" wherever it  
18 occurs in this act with the date this act becomes a law.

19 Section 3. The Legislature finds that it is a public  
20 necessity that all electronic mail addresses, telephone numbers,  
21 personal and business names, and parcel identification numbers  
22 submitted to the clerk or property appraiser for the purpose of  
23 registering for a recording notification service or a related  
24 service under s. 28.47, Florida Statutes, be made confidential  
25 and exempt from s. 119.07(1), Florida Statutes, and s. 24(a),  
26 Article I of the State Constitution. The recording notification  
27 service, created in response to a recent increase in fraudulent  
28 real property conveyances, notifies a registrant by electronic  
29 mail when a land record associated with the registrant's  
30 monitored identity has been recorded in the public records of  
31 the county so that the registrant may quickly identify a  
32 fraudulent conveyance and take necessary action. Some clerks and  
33 property appraisers have also begun offering related services  
34 for which a person may register to receive notifications of  
35 potentially fraudulent real property transfers by an alternative  
36 form of communication, such as by text message. The Legislature  
37 finds that it is a public necessity to protect persons who  
38 register for a recording notification service or a related  
39 service offered pursuant to this section from becoming victims



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40 of other types of fraud by virtue of their status as a person  
41 whose information has been submitted for monitoring. The  
42 Legislature also finds that it is a public necessity to protect  
43 persons whose personal or business names or parcel  
44 identification numbers are not submitted to a recording  
45 notification service or a related service for monitoring from  
46 becoming the target of a fraudulent real property conveyance by  
47 virtue of their lack of participation in any such service. Thus,  
48 the Legislature finds that this act serves a compelling state  
49 interest. The Legislature further finds that the harm that may  
50 result from the release of the electronic mail addresses,  
51 telephone numbers, personal and business names, and parcel  
52 identification numbers submitted to the clerk or property  
53 appraiser for the purpose of registering for a recording  
54 notification service or a related service pursuant to this  
55 section outweighs any public benefit that may be

56  
57

58 ===== T I T L E A M E N D M E N T =====

59 And the title is amended as follows:

60 Delete lines 5 - 6

61 and insert:

62 for the purpose of registering for a recording  
63 notification service or a related service is  
64 confidential and