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LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
02/21/2024	.	
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The Committee on Rules (Yarborough) recommended the following:

1 **Senate Substitute for Amendment (577930) (with title**
2 **amendment)**

3
4 Delete everything after the enacting clause
5 and insert:

6 Section 1. Present subsections (2) through (6) of section
7 692.201, Florida Statutes, are redesignated as subsections (4)
8 and (6) through (9), respectively, and new subsections (2), (3),
9 and (5) are added to that section, to read:

10 692.201 Definitions.—As used in this part, the term:

11 (2) "Business entity" has the same meaning as in s. 606.03.



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12 (3) "Controlling interest" means the possession of the
13 power to control access to or the use or management of a parcel
14 of real property through ownership interests in or securities of
15 a business entity or entities that own the parcel of real
16 property, or through direct ownership interests in a parcel of
17 real property. A business entity or person who directly or
18 indirectly has an ownership interest of 25 percent or more of a
19 parcel of real property is presumed to have a controlling
20 interest. The term does not include a de minimus indirect
21 interest.

22 (4)~~(2)~~ "Critical infrastructure facility" means any of the
23 following, if it employs measures such as fences, barriers, or
24 guard posts that are designed to exclude unauthorized persons:

- 25 (a) A chemical manufacturing facility.
- 26 (b) A refinery.
- 27 (c) An electrical power plant as defined in s. 403.031(20).
- 28 (d) A water treatment facility or wastewater treatment
- 29 plant.
- 30 (e) A liquid natural gas terminal.
- 31 (f) A telecommunications central switching office.
- 32 (g) A gas processing plant, including a plant used in the
- 33 processing, treatment, or fractionation of natural gas.
- 34 (h) A seaport as listed in s. 311.09.
- 35 (i) A spaceport territory as defined in s. 331.303(18).
- 36 (j) An airport as defined in s. 333.01.

37 (5) "De minimus indirect interest" means a foreign
38 principal's ownership of a business entity's registered equities
39 in a publicly traded company, if the foreign principal's
40 ownership interest in the company is either:



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41 (a) Less than 5 percent of any class of registered equities
42 or less than 5 percent in the aggregate in multiple classes of
43 registered equities; or

44 (b) A noncontrolling interest in an entity controlled by a
45 company that is both registered with the United States
46 Securities and Exchange Commission as an investment adviser
47 under the Investment Advisers Act of 1940, as amended, and is
48 not a foreign entity.

49 (7)~~(4)~~ "Foreign principal" means:

50 (a) The government or any official of the government of a
51 foreign country of concern;

52 (b) A political party or member of a political party or any
53 subdivision of a political party in a foreign country of
54 concern;

55 (c) A partnership, an association, a corporation, an
56 organization, or other combination of persons organized under
57 the laws of or having its principal place of business in a
58 foreign country of concern, or a subsidiary of such entity; or

59 (d) Any person who is domiciled in a foreign country of
60 concern, unless the person and is not:

61 1. A citizen or lawful permanent resident of the United
62 States;

63 2. A holder of a current verified visa to enter the United
64 States which does not limit the holder to tourist-based travel;
65 or

66 3. A holder of official documentation confirming that the
67 person has been granted asylum in the United States.

68 (e) Any person, entity, or collection of persons or
69 entities, described in paragraphs (a)-(d) ~~(a) through (d)~~ having



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70 a controlling interest in a partnership, an association, a
71 corporation, an organization, a trust, or any other legal entity
72 or subsidiary formed for the purpose of owning real property in
73 this state.

74 Section 2. Section 692.202, Florida Statutes, is amended to
75 read:

76 692.202 Purchase of agricultural land by foreign principals
77 prohibited.—

78 (1) A foreign principal may not ~~directly or indirectly own~~
79 or have a controlling interest in, ~~or acquire by purchase,~~
80 ~~grant, devise, or descent~~ agricultural land ~~or any interest,~~
81 ~~except a de minimus indirect interest, in such land in this~~
82 ~~state. A foreign principal has a de minimus indirect interest if~~
83 ~~any ownership is the result of the foreign principal's ownership~~
84 ~~of registered equities in a publicly traded company owning the~~
85 ~~land and if the foreign principal's ownership interest in the~~
86 ~~company is either:~~

87 (2) A foreign principal that directly or indirectly owns or
88 acquires a controlling interest in agricultural land ~~or any~~
89 ~~interest in such land~~ in this state before July 1, 2023, may
90 continue to own ~~or hold~~ such land ~~or interest,~~ but may not
91 purchase or otherwise acquire a controlling interest in ~~by~~
92 ~~grant, devise, or descent~~ any additional agricultural land ~~or~~
93 ~~interest in such land~~ in this state.

94 (3) (a) A foreign principal that directly or indirectly owns
95 or acquires a controlling interest in agricultural land ~~or any~~
96 ~~interest in such land~~ in this state before July 1, 2023, must
97 register with the Department of Agriculture and Consumer
98 Services by January 1, 2024. The department must establish a



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99 form for such registration, which must, at a minimum, ~~must~~
100 include all of the following:

101 1. The name of the owner of the agricultural land or the
102 owner of the interest in such land.

103 2. The address of the agricultural land, the property
104 appraiser's parcel identification number, and the property's
105 legal description.

106 3. The number of acres of the agricultural land.

107 (b) A foreign principal that fails to timely file a
108 registration with the department is subject to a civil penalty
109 of \$1,000 for each day that the registration is late. The
110 department may place a lien against the unregistered
111 agricultural land for the unpaid balance of any penalties
112 assessed under this paragraph.

113 (4) (a) Notwithstanding subsection (1), a foreign principal
114 may acquire a controlling interest in agricultural land on or
115 after July 1, 2023:7

116 1. By devise or descent, through the enforcement of
117 security interests, or through the collection of debts, provided
118 that the foreign principal sells, transfers, or otherwise
119 divests itself of the controlling interest in agricultural land
120 within 3 years after acquiring the controlling interest; or
121 ~~agricultural land.~~

122 2. For the primary purpose of development and sale of
123 residential units as shown on a final plat if the person or
124 entity provides an affidavit to the Department of Commerce
125 signed under penalty of perjury attesting that the acquisition
126 is primarily for the development and sale of residential units
127 and that those residential units will be offered for sale after



128 the acquisition of the first construction permit.

129 (b) Violations of this subsection are subject to penalties
130 under subsections (7) and (8).

131 (5) (a) At the time of purchase, a buyer of agricultural
132 ~~land or an interest in such land~~ must provide an affidavit
133 signed under penalty of perjury attesting that the buyer is:

- 134 1. Not a foreign principal; and
135 2. In compliance with the requirements of this section.

136 (b) The failure to obtain or maintain the affidavit does
137 not:

138 1. Affect the title or insurability of the title for the
139 agricultural land; or

140 2. Subject the closing agent to civil or criminal
141 liability, unless the closing agent has actual knowledge that
142 the transaction will result in a violation of this section.

143 (c) The Florida Real Estate Commission shall adopt rules to
144 implement this subsection, including rules establishing the form
145 for the affidavit required under this subsection.

146 (6) (a) The agricultural land or a controlling an interest
147 in such land that is owned or acquired in violation of this
148 section may be forfeited to the state.

149 (b) The Department of Agriculture and Consumer Services may
150 initiate a civil action in the circuit court of the county in
151 which the property lies for the forfeiture of the agricultural
152 land or any interest therein.

153 (c) Upon filing such action, the clerk must record a lis
154 pendens in accordance with s. 48.23. The court must advance the
155 cause on the calendar. The defendant may at any time petition to
156 modify or discharge the lis pendens based upon a finding that



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157 there is no probable cause to believe that the agricultural
158 ~~land, or any portion thereof,~~ is owned or held in violation of
159 this section.

160 (d) If the court finds that the agricultural land, ~~or any~~
161 ~~portion thereof,~~ is owned or held in violation of this section,
162 the court must enter a final judgment of forfeiture vesting
163 title to the agricultural land in this state, subject only to
164 the rights and interests of bona fide lienholders, and such
165 final judgment relates back to the date of the lis pendens.

166 (e) The department may sell the agricultural land subject
167 to a final judgment of forfeiture. Any proceeds from the sale
168 must first be paid to any lienholders of the land, followed by
169 payment of any outstanding fines assessed pursuant to this
170 section, after which the department must be reimbursed for all
171 costs related to the forfeiture civil action and any costs
172 related to the sale of the land. Any remaining proceeds must be
173 paid to the property owner.

174 (f) At any time during the forfeiture proceeding, the
175 department may seek an ex parte order of seizure of the
176 agricultural land upon a showing that the defendant's control of
177 the agricultural land constitutes a clear and present danger to
178 the state.

179 (7) A foreign principal that purchases or acquires
180 agricultural land or a controlling ~~any~~ interest therein in
181 violation of this section commits a misdemeanor of the second
182 degree, punishable as provided in s. 775.082 or s. 775.083.

183 (8) A person who knowingly sells agricultural land or a
184 controlling ~~any~~ interest therein in violation of this section
185 commits a misdemeanor of the second degree, punishable as



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186 provided in s. 775.082 or s. 775.083.

187 (9) The Department of Agriculture and Consumer Services
188 shall adopt rules to implement this section.

189 Section 3. Section 692.203, Florida Statutes, is amended to
190 read:

191 692.203 Purchase of real property on or around military
192 installations or critical infrastructure facilities by foreign
193 principals prohibited.—

194 (1) A foreign principal may not ~~directly or indirectly own,~~
195 or have a controlling interest in, ~~or acquire by purchase,~~
196 ~~grant, devise, or descent any interest, except a de minimus~~
197 ~~indirect interest,~~ in real property on or within 10 miles of any
198 military installation or critical infrastructure facility in
199 this state. ~~A foreign principal has a de minimus indirect~~
200 ~~interest if any ownership is the result of the foreign~~
201 ~~principal's ownership of registered equities in a publicly~~
202 ~~traded company owning the land and if the foreign principal's~~
203 ~~ownership interest in the company is either:~~

204 (2) A foreign principal that directly or indirectly owns or
205 acquires a controlling ~~any~~ interest in real property on or
206 within 10 miles of any military installation or critical
207 infrastructure facility in this state before July 1, 2023, may
208 continue to own or hold the controlling interest in such real
209 property, but may not purchase or otherwise acquire a
210 controlling interest in ~~by grant, devise, or descent~~ any
211 additional real property on or within 10 miles of any military
212 installation or critical infrastructure facility in this state.

213 (3) (a) A foreign principal must register with the
214 Department of Commerce ~~Economic Opportunity~~ if the foreign



215 principal owns or acquires a controlling interest in real
216 property on or within 10 miles of any military installation or
217 critical infrastructure facility in this state as authorized
218 under subsection (4) or if the foreign principal owned or
219 acquired a controlling ~~an~~ interest, ~~other than a de minimus~~
220 ~~indirect interest~~, in such property before July 1, 2023. The
221 department must establish a form for such registration which
222 must, at a minimum, ~~must~~ include all of the following:

- 223 1. The name of the owner of the real property.
224 2. The address of the real property, the property
225 appraiser's parcel identification number, and the property's
226 legal description.

227 (b) A foreign principal that fails to timely file a
228 registration with the department is subject to a civil penalty
229 of \$1,000 for each day that the registration is late. A foreign
230 principal must register a controlling ~~property~~ interest owned
231 before July 1, 2023, by December 31, 2023. The registration is
232 considered to be late after January 31, 2024. A foreign
233 principal who owns or acquires a controlling interest in real
234 property on or after July 1, 2023, as authorized under
235 subsection (4), must register the real property within 30 days
236 after acquiring the controlling interest ~~property is owned or~~
237 ~~acquired~~. The department may place a lien against the
238 unregistered real property for the unpaid balance of any
239 penalties assessed under this paragraph.

240 (4) Notwithstanding subsection (1), a foreign principal who
241 is a natural person may purchase one residential real property
242 that is up to 2 acres in size if all of the following apply:

- 243 (a) The parcel is not on or within 5 miles of any military



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244 installation in this state.

245 (b) The person has a current verified United States Visa
246 that is not limited to authorizing tourist-based travel or
247 official documentation confirming that the person has been
248 granted asylum in the United States, and such visa or
249 documentation authorizes the person to be legally present within
250 this state.

251 (c) The purchase is in the name of the person who holds the
252 visa or official documentation described in paragraph (b).

253 (5) (a) Notwithstanding subsections (1) and (2), a foreign
254 principal may acquire real property or a controlling ~~any~~
255 interest therein which is on or within 10 miles of any military
256 installation or critical infrastructure facility in this state
257 on or after July 1, 2023:r

258 1. By devise or descent, through the enforcement of
259 security interests, or through the collection of debts, provided
260 that the foreign principal sells, transfers, or otherwise
261 divests itself of such real property or controlling interest
262 within 3 years after acquiring the real property or interest;
263 or-

264 2. For the primary purpose of development and sale of
265 residential units as shown on a final plat if the person or
266 entity provides an affidavit to the Department of Commerce
267 signed under penalty of perjury attesting that the acquisition
268 is primarily for the development and sale of residential units
269 and that those residential units will be offered for sale after
270 the acquisition of the first construction permit.

271 (b) Violations of this subsection are subject to penalties
272 under subsections (7) and (8).



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273 (6) (a) At the time of purchase, a buyer of the real
274 property that is on or within 10 miles of any military
275 installation or critical infrastructure facility in this state
276 must provide an affidavit signed under penalty of perjury
277 attesting that the buyer is:

- 278 1. Not a foreign principal or not a foreign principal
279 prohibited from purchasing the subject real property; and
280 2. In compliance with the requirements of this section.

281 (b) The failure to obtain or maintain the affidavit does
282 not:

- 283 1. Affect the title or insurability of the title for the
284 real property; or
285 2. Subject the closing agent to civil or criminal
286 liability, unless the closing agent has actual knowledge that
287 the transaction will result in a violation of this section.

288 (c) The Florida Real Estate Commission shall adopt rules to
289 implement this subsection, including rules establishing the form
290 for the affidavit required under this subsection.

291 (7) (a) If any real property is owned or acquired in
292 violation of this section, the real property may be forfeited to
293 the state.

294 (b) The Department of Commerce ~~Economic Opportunity~~ may
295 initiate a civil action in the circuit court of the county in
296 which the property lies for the forfeiture of the real property
297 or any interest therein.

298 (c) Upon filing such action, the clerk must record a lis
299 pendens in accordance with s. 48.23. The court must advance the
300 cause on the calendar. The defendant may at any time petition to
301 modify or discharge the lis pendens based upon a finding that



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302 there is no probable cause to believe that the real property, or
303 any portion thereof, is owned or held in violation of this
304 section.

305 (d) If the court finds that the real property, or any
306 portion thereof, is owned or held in violation of this section,
307 the court must enter a final judgment of forfeiture vesting
308 title to the real property in this state, subject only to the
309 rights and interests of bona fide lienholders, and such final
310 judgment relates back to the date of the lis pendens.

311 (e) The department may sell the real property subject to a
312 final judgment of forfeiture. Any proceeds from the sale must
313 first be paid to any lienholders of the land, followed by
314 payment of any outstanding fines assessed pursuant to this
315 section, after which the department must be reimbursed for all
316 costs related to the forfeiture civil action and any costs
317 related to the sale of the land. Any remaining proceeds must be
318 paid to the property owner.

319 (f) At any time during the forfeiture proceeding, the
320 department may seek an ex parte order of seizure of the real
321 property upon a showing that the defendant's control of the real
322 property constitutes a clear and present danger to the state.

323 (8) A foreign principal that purchases or acquires real
324 property or a controlling ~~any~~ interest therein in violation of
325 this section commits a misdemeanor of the second degree,
326 punishable as provided in s. 775.082 or s. 775.083.

327 (9) A person who knowingly sells real property or a
328 controlling ~~any~~ interest therein in violation of this section
329 commits a misdemeanor of the second degree, punishable as
330 provided in s. 775.082 or s. 775.083.



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331 (10) The Department of Commerce ~~Economic Opportunity~~ shall
332 adopt rules to implement this section.

333 Section 4. Section 692.204, Florida Statutes, is amended to
334 read:

335 692.204 Purchase or acquisition of real property by the
336 People's Republic of China prohibited.—

337 (1) ~~(a)~~ The following persons or entities may not ~~directly~~
338 ~~or indirectly~~ own or, have a controlling interest ~~in, or acquire~~
339 ~~by purchase, grant, devise, or descent any interest, except a de~~
340 ~~minimus indirect interest,~~ in real property in this state:

341 (a)1. The People's Republic of China, the Chinese Communist
342 Party, or any official or member of the People's Republic of
343 China or the Chinese Communist Party.

344 (b)2. Any other political party or member of a political
345 party or a subdivision of a political party in the People's
346 Republic of China.

347 (c)3. A partnership, an association, a corporation, an
348 organization, or any other combination of persons organized
349 under the laws of or having its principal place of business in
350 the People's Republic of China, or a subsidiary of such entity.

351 (d)4. Any person who is domiciled in the People's Republic
352 of China, unless the person and who is not:

353 1. A citizen or lawful permanent resident of the United
354 States;

355 2. A holder of a current verified visa to enter the United
356 States which does not limit the holder to tourist-based travel;
357 or

358 3. A holder of official documentation confirming that the
359 person has been granted asylum in the United States.



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360 ~~(e)5.~~ Any person, entity, or collection of persons or
361 entities described in paragraphs (a)-(d) ~~subparagraphs 1.~~
362 ~~through 4.~~ having a controlling interest in a partnership, an
363 association, a corporation, an organization, a trust, or any
364 other legal entity or subsidiary formed for the purpose of
365 owning real property in this state.

366 ~~(b) A person or entity has a de minimus indirect interest~~
367 ~~if any ownership is the result of the person's or entity's~~
368 ~~ownership of registered equities in a publicly traded company~~
369 ~~owning the land and if the person's or entity's ownership~~
370 ~~interest in the company is either:~~

371 ~~1. Less than 5 percent of any class of registered equities~~
372 ~~or less than 5 percent in the aggregate in multiple classes of~~
373 ~~registered equities; or~~

374 ~~2. A noncontrolling interest in an entity controlled by a~~
375 ~~company that is both registered with the United States~~
376 ~~Securities and Exchange Commission as an investment adviser~~
377 ~~under the Investment Advisers Act of 1940, as amended, and is~~
378 ~~not a foreign entity.~~

379 (2) Notwithstanding subsection (1), a natural person
380 described in subsection (1) paragraph (1)(a) may purchase one
381 residential real property that is up to 2 acres in size if all
382 of the following apply:

383 (a) The parcel is not on or within 5 miles of any military
384 installation in this state.

385 (b) The person has a current verified United States Visa
386 that is not limited to authorizing tourist-based travel or
387 official documentation confirming that the person has been
388 granted asylum in the United States and such visa or



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389 documentation authorizes the person to be legally present within
390 this state.

391 (c) The purchase is in the name of the person who holds the
392 visa or official documentation described in paragraph (b).

393 (3) A person or entity described in subsection (1)
394 ~~paragraph (1)(a)~~ that directly or indirectly owns or acquires a
395 controlling ~~any~~ interest in real property in this state before
396 July 1, 2023, may continue to own or hold such real property,
397 but may not purchase or otherwise acquire a controlling interest
398 ~~in by grant, devise, or descent~~ any additional real property in
399 this state.

400 (4) (a) A person or entity described in subsection (1)
401 ~~paragraph (1)(a)~~, subsection (2), or paragraph (5)(a) ~~subsection~~
402 ~~(5)~~ must register with the Department of Commerce Economic
403 ~~Opportunity~~ if the person or entity owns or acquires ~~more than a~~
404 controlling ~~de minimus indirect~~ interest in real property in
405 this state. The department must establish a form for such
406 registration which, at a minimum, must include all of the
407 following:

- 408 1. The name of the owner of the real property.
409 2. The address of the real property, the property
410 appraiser's parcel identification number, and the property's
411 legal description.

412 (b) A person or entity that fails to timely file a
413 registration with the department is subject to a civil penalty
414 of \$1,000 for each day that the registration is late. The person
415 or entity subject to the registration requirements must register
416 the property ~~or property interests~~ owned or acquired before July
417 1, 2023, by December 31, 2023. The registration is considered to



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418 be late 30 days after January 31, 2024. A person or entity that
419 owns or acquires a controlling interest in real property ~~or an~~
420 ~~interest in real property~~ as authorized under subsection (2) or
421 subsection (5), ~~other than a de minimus indirect interest,~~ on or
422 after July 1, 2023, must register the real property ~~or interest~~
423 within 30 days after the controlling property ~~or interest~~ is
424 owned or acquired. The department may place a lien against the
425 unregistered real property for the unpaid balance of any
426 penalties assessed under this paragraph.

427 (5)(a) Notwithstanding subsection (1), a person or an
428 entity described in subsection (1) ~~paragraph (1)(a)~~ may acquire
429 a controlling interest in real property in this state on or
430 after July 1, 2023:7

431 1. By devise or descent, through the enforcement of
432 security interests, or through the collection of debts, provided
433 that the person or entity sells, transfers, or otherwise divests
434 itself of such controlling interest ~~real property~~ within 3 years
435 after acquiring the controlling interest ~~real property~~, unless
436 the person or entity is exempt under s. 692.205; or.

437 2. For the primary purpose of development and sale of
438 residential units as shown on a final plat if the person or
439 entity provides an affidavit to the Department of Commerce
440 signed under penalty of perjury attesting that the acquisition
441 is primarily for the development and sale of residential units
442 and that those residential units will be offered for sale after
443 the acquisition of the first construction permit.

444 (b) Violations of this subsection are subject to penalties
445 under subsections (7) and (8).

446 (6)(a) At the time of purchase, a buyer of real property in



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447 this state must provide an affidavit signed under penalty of
448 perjury attesting that the buyer is:

449 1. Not a person or entity described in subsection (1)
450 ~~paragraph (1)(a)~~ or that the buyer is a person described in
451 subsection (1) ~~paragraph (1)(a)~~ but is authorized under
452 subsection (2) to purchase the subject property; and

453 2. In compliance with the requirements of this section.

454 (b) The failure to obtain or maintain the affidavit does
455 not:

456 1. Affect the title or insurability of the title for the
457 real property; or

458 2. Subject the closing agent to civil or criminal
459 liability, unless the closing agent has actual knowledge that
460 the transaction will result in a violation of this section.

461 (c) The Florida Real Estate Commission shall adopt rules to
462 implement this subsection, including rules establishing the form
463 for the affidavit required under this subsection.

464 (7) (a) If any real property is owned or acquired in
465 violation of this section, the real property may be forfeited to
466 the state.

467 (b) The Department of Commerce ~~Economic Opportunity~~ may
468 initiate a civil action in the circuit court of the county in
469 which the property lies for the forfeiture of the real property
470 or any interest therein.

471 (c) Upon filing such action, the clerk must record a lis
472 pendens in accordance with s. 48.23. The court must advance the
473 cause on the calendar. The defendant may at any time petition to
474 modify or discharge the lis pendens based upon a finding that
475 there is no probable cause to believe that the real property, or



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476 any portion thereof, is owned or held in violation of this
477 section.

478 (d) If the court finds that the real property, ~~or any~~
479 ~~portion thereof,~~ is owned or held in violation of this section,
480 the court must enter a final judgment of forfeiture vesting
481 title to the real property in this state, subject only to the
482 rights and interests of bona fide lienholders, and such final
483 judgment relates back to the date of the lis pendens.

484 (e) The department may sell the real property subject to a
485 final judgment of forfeiture. Any proceeds from the sale must
486 first be paid to any lienholders of the land, followed by
487 payment of any outstanding fines assessed pursuant to this
488 section, after which the department must be reimbursed for all
489 costs related to the forfeiture civil action and any costs
490 related to the sale of the land. Any remaining proceeds must be
491 paid to the property owner.

492 (f) At any time during the forfeiture proceeding, the
493 department may seek an ex parte order of seizure of the real
494 property upon a showing that the defendant's control of the real
495 property constitutes a clear and present danger to the state.

496 (8) A violation of this section constitutes a felony of the
497 third degree, punishable as provided in s. 775.082, s. 775.083,
498 or s. 775.084.

499 (9) A person who knowingly sells real property or a
500 controlling ~~any~~ interest therein in violation of this section
501 commits a misdemeanor of the first degree, punishable as
502 provided in s. 775.082 or s. 775.083.

503 (10) The Department of Commerce ~~Economic Opportunity~~ shall
504 adopt rules to implement this section.



505 Section 5. Section 704.09, Florida Statutes, is created to
506 read:

507 704.09 Creation of easements, servitudes, and other
508 interests affecting real property owned by the same owner.-

509 (1) An owner of real property may create an easement,
510 servitude, or other interest in the owner's real property,
511 notwithstanding that the owner owns all of the affected real
512 property.

513 (2) An easement, servitude, or other interest in real
514 property created by an owner in the owner's real property before
515 the effective date of this act is valid unless invalidated by a
516 court on grounds other than unity of title.

517 Section 6. It is the intent of the Legislature to respect
518 the intent of parties to real property transactions that
519 occurred before the effective date of this act and the parties'
520 reliance on easements, servitudes, or other interests created by
521 those transactions.

522 Section 7. The Division of Law Revision is directed to
523 replace the phrase "the effective date of this act" wherever it
524 occurs in s. 704.09, Florida Statutes, as created by this act,
525 with the date this act becomes a law.

526 Section 8. This act shall take effect upon becoming a law.
527

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

529 And the title is amended as follows:

530 Delete everything before the enacting clause
531 and insert:

532 A bill to be entitled

533 An act relating to real property ownership; amending



534 s. 692.201, F.S.; defining terms; revising the
535 definition of the term "foreign principal"; amending
536 s. 692.202, F.S.; revising the ownership interest that
537 a foreign principal may have in agricultural land;
538 requiring certain foreign principals to register the
539 ownership of a controlling interest in agricultural
540 land owned before a certain date; requiring the
541 foreign principal to divest itself of the controlling
542 interest in agricultural land within a certain
543 timeframe; specifying an exception for certain
544 residential development; deleting a requirement for a
545 buyer purchasing an interest in agricultural land to
546 provide a signed affidavit; authorizing criminal
547 penalties for certain sales and purchases of
548 controlling interests in agricultural land; making
549 technical changes; amending s. 692.203, F.S.; revising
550 the ownership interest that a foreign principal may
551 have in real property on or near military
552 installations or critical infrastructure facilities;
553 requiring certain foreign principals to register the
554 ownership of a controlling interest in real property
555 on or near military installations or critical
556 infrastructure facilities owned before a certain date;
557 requiring the foreign principal to divest itself of
558 the controlling interest in certain real property
559 within a certain timeframe; specifying an exception
560 for certain residential development; authorizing
561 criminal penalties for certain sales and purchases of
562 controlling interests in real property on or near



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563 military installations or critical infrastructure
564 facilities; making technical changes; amending s.
565 692.204, F.S.; revising the ownership interest that
566 certain persons or entities associated with the
567 People's Republic of China may have in real property;
568 requiring such persons or entities to register the
569 ownership of a controlling interest in real property
570 owned before a certain date; requiring the persons or
571 entities associated with the People's Republic of
572 China to divest themselves of the controlling interest
573 in certain real property they own within a certain
574 timeframe; specifying an exception for certain
575 residential development; authorizing criminal
576 penalties for certain sales and purchases of
577 controlling interests in real property by certain
578 business entities associated with the People's
579 Republic of China; creating s. 704.09, F.S.;
580 authorizing an owner of real property to create an
581 easement, servitude, or other interest in the owner's
582 real property; providing that such easement,
583 servitude, or other interest is valid; providing an
584 exception; providing legislative intent; providing a
585 directive to the Division of Law Revision; providing
586 an effective date.