

HB 1111

2026

A bill to be entitled
An act relating to recording of instruments conveying
real property; amending s. 117.021, F.S.; requiring
electronic signatures for certain notarial acts to
include specified information as a watermark to
prevent copying; amending s. 695.26, F.S.; prohibiting
the recording of certain instruments without specified
identification; defining the term "valid
identification document"; authorizing a clerk of the
circuit court to return instruments for correction in
specified circumstances; requiring such instruments to
be returned within a specified timeframe; providing an
effective date.

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

Section 1. Subsections (4) through (7) of section 117.021, Florida Statutes, are renumbered as subsections (5) through (8), respectively, and a new subsection (4) is added to that section, to read:

117.021 Electronic notarization.—

(4) When performing an electronic notarial act under s. 695.03, in addition to all other requirements of this section, a notary public shall use an electronic signature that is accompanied by a date, time stamp, and the name of the grantor

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26 and grantee. The date, time stamp, and name of the executing
27 party shall appear as a watermark through the signature to
28 prevent copying the signature to another document.

29 **Section 2. Subsections (3) and (4) of section 695.26, Florida Statutes, are renumbered as subsections (4) and (5), respectively, subsection (1) is amended, and a new subsection (3) is added to that section, to read:**

33 695.26 Requirements for recording instruments affecting
34 real property.—

35 (1) No instrument by which the title to real property or
36 any interest therein is conveyed, assigned, encumbered, or
37 otherwise disposed of shall be recorded by the clerk of the
38 circuit court unless:

39 (a) The name of each person who executed such instrument
40 is legibly printed, typewritten, or stamped upon such instrument
41 immediately beneath the signature of such person and the post-
42 office address of each such person is legibly printed,
43 typewritten, or stamped upon such instrument;

44 (b) A clear and legible copy of a valid and unredacted
45 identification in the name of each person who executed such
46 instrument is presented to the clerk;

47 (c) ~~(b)~~ The name and post-office address of the natural
48 person who prepared the instrument or under whose supervision it
49 was prepared are legibly printed, typewritten, or stamped upon
50 such instrument;

51 (d) The name of each witness to the instrument is
52 legibly printed, typewritten, or stamped upon such instrument
53 immediately beneath the signature of such witness and the post
54 office address of each such person is legibly printed,
55 typewritten, or stamped upon such instrument;

56 (e) The name of any notary public or other officer
57 authorized to take acknowledgments or proofs whose signature
58 appears upon the instrument is legibly printed, typewritten, or
59 stamped upon such instrument immediately beneath the signature
60 of such notary public or other officer authorized to take
61 acknowledgment or proofs;

62 (f) A 3-inch by 3-inch space at the top right-hand
63 corner on the first page and a 1-inch by 3-inch space at the top
64 right-hand corner on each subsequent page are reserved for use
65 by the clerk of the court; and

66 (g) In any instrument other than a mortgage conveying
67 or purporting to convey any interest in real property, the name
68 and post-office address of each grantee in such instrument are
69 legibly printed, typewritten, or stamped upon such instrument.

70
71 As used in this subsection the term "valid identification
72 document" means a government-issued photographic identification
73 card that includes the individual's name, address, photograph,
74 and signature and includes, but is not limited to, a driver
75 license, a passport, an identification card issued by a state, a

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76 consular identification card, or a permanent resident card.

77 (3) The clerk of the circuit court may return an
78 instrument for correction if it does not comply with subsection
79 (1). Such instrument must be returned within 3 business days
80 after receipt.

81 **Section 3.** This act shall take effect July 1, 2026.