

**By Senator Arrington**

25-00534B-26

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

17       Section 1. Present subsections (4) through (7) of section  
18 117.021, Florida Statutes, are redesignated as subsections (5)  
19 through (8), respectively, and a new subsection (4) is added to  
20 that section, to read:

21 117.021 Electronic notarization.—

22       (4) When performing a notarial act under s. 695.03, in  
23       addition to all other requirements of this section, a notary  
24       public shall use an electronic signature that is accompanied by  
25       a date, a time stamp, and the names of the grantor and grantee.  
26       The date, time stamp, and names of the grantor and grantee must  
27       appear as a watermark through the signature to prevent copying  
28       the signature to another document.

## 29 Section 2. Present subsections (3) and (4) of section

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30 695.26, Florida Statutes, are redesignated as subsections (4)  
31 and (5), respectively, a new subsection (3) is added to that  
32 section, and subsection (1) of that section is amended, 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 is  
40 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 document in the name of each person who executed  
46 such 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) ~~(e)~~ 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) ~~(d)~~ 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

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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)-(e) 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)-(f) In any instrument other than a mortgage conveying or  
67 purporting to convey any interest in real property, the name and  
68 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 and unredacted  
72 identification document" means a government-issued photographic  
73 identification card that includes the individual's name,  
74 address, photograph, and signature. The term includes, but is  
75 not limited to, a driver license, a passport, an identification  
76 card issued by a state, a consular identification card, or a  
77 permanent resident card.

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

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