

CHAPTER 2013-241

Committee Substitute for House Bill No. 267

An act relating to real property liens and conveyances; amending s. 689.02, F.S.; deleting a requirement that blank spaces be included on a warranty deed to allow for entry of social security numbers of grantees on the deed; conforming provisions; amending s. 695.01, F.S.; providing that certain types of governmental or quasi-governmental liens on real property are valid and effectual against certain creditors or purchasers only if recorded in a specified manner; providing an effective date.

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

Section 1. Subsection (2) of section 689.02, Florida Statutes, is amended to read:

689.02 Form of warranty deed prescribed.—

(2) The form for warranty deeds of conveyance to land shall include a blank space for the property appraiser's parcel identification number describing the property conveyed, which number, if available, shall be entered on the deed before it is presented for recording, ~~and blank spaces for the social security numbers of the grantees named in the deed, if available, which numbers may be entered on the deed before it is presented for recording.~~ The failure to include such blank space ~~spaces~~, or the parcel identification number, ~~or any social security number~~, or the inclusion of an incorrect parcel identification number ~~or social security number~~, does ~~shall~~ not affect the validity of the conveyance or the recordability of the deed. Such parcel identification number ~~is~~ shall not constitute a part of the legal description of the property otherwise set forth in the deed and may ~~shall~~ not be used as a substitute for the legal description of the property being conveyed, ~~nor shall a social security number serve as a designation of the grantee named in the deed.~~

Section 2. Subsection (3) is added to section 695.01, Florida Statutes, to read:

695.01 Conveyances and liens to be recorded.—

(3) A lien by a governmental entity or quasi-governmental entity that attaches to real property for an improvement, service, fine, or penalty, other than a lien for taxes, non-ad valorem or special assessments, or utilities, is valid and effectual in law or equity against creditors or subsequent purchasers for a valuable consideration only if the lien is recorded in the official records of the county in which the property is located. The recorded notice of lien must contain the name of the owner of record, a description or address of the property, and the tax or parcel identification number applicable to the property as of the date of recording.

Section 3. This act shall take effect October 1, 2013.

Approved by the Governor June 28, 2013.

Filed in Office Secretary of State June 28, 2013.