

HB 671

2012

1 A bill to be entitled

2 An act relating to liens on real property; amending s.
3 695.01, F.S.; providing that a lien imposed on real
4 property by a governmental or quasi-governmental
5 entity for certain purposes is not valid against a
6 creditor or subsequent purchasers unless the lien is
7 recorded; specifying the required contents of the
8 recorded notice of lien; providing an effective date.

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

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12 Section 1. Subsection (3) is added to section 695.01,
13 Florida Statutes, to read:

14 695.01 Conveyances and liens to be recorded.—

15 (3) A lien by a governmental entity or quasi-governmental
16 entity which attaches to real property for an improvement,
17 service, fine, or penalty is valid and effectual against
18 creditors and subsequent purchasers for a valuable consideration
19 only if the lien is recorded in the official records of the
20 county in which the property is located. The recorded notice of
21 lien must contain the name of the owner of record, a description
22 or address of the property, and the tax or parcel identification
23 number applicable to the property as of the date of recording.

24 Section 2. This act shall take effect July 1, 2012.