

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; providing exceptions; specifying the
 8 required contents of the recorded notice of lien;
 9 providing an effective date.

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

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

15 695.01 Conveyances and liens to be recorded.—

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

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