

Committee on Judiciary

CS/HB 267 — Real Property Liens and Conveyances

by Local and Federal Affairs Committee and Rep. Wood (CS/SB 404 by Judiciary Committee and Senator Stargel)

The bill removes the requirement that warranty deeds include a blank space for the grantee's social security number.

The bill also provides that a lien by a governmental or quasi-governmental entity for an improvement, service, fine, or penalty is valid against a creditor or subsequent purchaser only if the lien is properly recorded in the county in which the property is located. The bill specifies information that must be included in a lien by a governmental or quasi-governmental entity. The bill excludes liens for taxes, non-ad valorem or special assessments, or utilities from the recording requirement.

If approved by the Governor, these provisions take effect October 1, 2013.

Vote: Senate 38-0; House 112-3