

ENROLLED

HB 469, Engrossed 1

2020 Legislature

1  
2 An act relating to real estate conveyances; amending  
3 s. 689.01, F.S.; providing that subscribing witnesses  
4 are not required to validate certain instruments  
5 conveying or pertaining to a lease of real property;  
6 providing an effective date.

7  
8 Be It Enacted by the Legislature of the State of Florida:

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10 Section 1. Subsection (1) of section 689.01, Florida  
11 Statutes, is amended to read:

12 689.01 How real estate conveyed.—

13 (1) No estate or interest of freehold, or for a term of  
14 more than 1 year, or any uncertain interest of, in, or out of  
15 any messuages, lands, tenements, or hereditaments shall be  
16 created, made, granted, transferred, or released in any ~~other~~  
17 manner other than by instrument in writing, signed in the  
18 presence of two subscribing witnesses by the party creating,  
19 making, granting, conveying, transferring, or releasing such  
20 estate, interest, or term of more than 1 year, or by the party's  
21 lawfully authorized agent, unless by will and testament, or  
22 other testamentary appointment, duly made according to law; and  
23 no estate or interest, either of freehold, or of term of more  
24 than 1 year, or any uncertain interest of, in, to, or out of any  
25 messuages, lands, tenements, or hereditaments, shall be assigned

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26 | or surrendered unless it be by instrument signed in the presence  
27 | of two subscribing witnesses by the party so assigning or  
28 | surrendering, or by the party's lawfully authorized agent, or by  
29 | the act and operation of law; provided, however, that no  
30 | subscribing witnesses shall be required for a lease of real  
31 | property or any such instrument pertaining to a lease of real  
32 | property. No seal shall be necessary to give validity to any  
33 | instrument executed in conformity with this section.  
34 | Corporations may execute any and all conveyances in accordance  
35 | with the provisions of this section or ss. 692.01 and 692.02.  
36 |       Section 2. This act shall take effect July 1, 2020.