Bill No. HB 1355 (2023)

Amendment No. 1

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COMMITTEE/SUBCOMMITTEE ACTIONADOPTED(Y/N)ADOPTED AS AMENDED(Y/N)ADOPTED W/O OBJECTION(Y/N)FAILED TO ADOPT(Y/N)WITHDRAWN(Y/N)OTHER______

Committee/Subcommittee hearing bill: Judiciary Committee Representative Borrero offered the following:

9	
4	Amendment (with title amendment)
5	Remove lines 233-663 and insert:
6	concern or a subsidiary of such entity.
7	(e) "Government entity" means a state agency, a political
8	subdivision, or any other public or private agency, person,
9	partnership, corporation, or business entity acting on behalf of
10	any public agency.
11	(2) A government entity may not knowingly enter into an
12	agreement or contract for an economic incentive with a foreign
13	entity.
14	(3) Before providing any economic incentive, a government
15	entity must require the recipient or applicant to provide the
16	government entity with an affidavit signed under penalty of
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17	perjury attesting that the recipient or applicant is not a
18	foreign entity.
19	(4) The department shall adopt rules to administer this
20	section, including rules establishing the form for the affidavit
21	required under subsection (3).
22	Section 3. The Division of Law Revision is directed to
23	create part III of chapter 692, Florida Statutes, consisting of
24	ss. 692.201, 692.202, 692.203, and 692.204, Florida Statutes, to
25	be entitled "Conveyances to Foreign Entities."
26	Section 4. Section 692.201, Florida Statutes, is created
27	to read:
28	692.201 DefinitionsAs used in this part, the term:
29	(1) "Agricultural land" means land classified as
30	agricultural under s. 193.461.
31	(2) "Critical infrastructure facility" means any of the
32	following, if it employs measures such as fences, barriers, or
33	guard posts that are designed to exclude unauthorized persons:
34	(a) A chemical manufacturing facility.
35	(b) A refinery.
36	(c) An electrical power plant as defined in s.
37	403.031(20), including a substation, switching station,
38	electrical control center, or electric transmission or
39	distribution facility.
40	(d) A water intake structure, water treatment facility,
41	wastewater treatment plant, or pump station.
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42	(e) A natural gas transmission compressor station.
43	(f) A liquid natural gas terminal or storage facility.
44	(g) A telecommunications central switching office.
45	(h) An inland port or other facility or group of
46	facilities serving as a point of intermodal transfer of freight
47	in a specific area physically separated from a seaport.
48	(i) A gas processing plant, including a plant used in the
49	processing, treatment, or fractionation of natural gas.
50	(j) A seaport as listed in s. 311.09.
51	(k) A spaceport territory as defined in s. 331.303(18).
52	(3) "Foreign country of concern" means the People's
53	Republic of China, the Russian Federation, the Islamic Republic
54	of Iran, the Democratic People's Republic of Korea, the Republic
55	of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian
56	Arab Republic, including any agency of or any other entity of
57	significant control of such foreign country of concern.
58	(4) "Foreign principal" means:
59	(a) The government or any official of the government of a
60	foreign country of concern;
61	(b) A political party or member of a political party or
62	any subdivision of a political party in a foreign country of
63	concern;
64	(c) A partnership, association, corporation, organization,
65	or other combination of persons organized under the laws of or
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66	having its principal place of business in a foreign country of
67	concern, or a subsidiary of such entity; or
68	(d) Any person who is domiciled in a foreign country of
69	concern and is not a citizen or lawful permanent resident of the
70	United States.
71	(5) "Military installation" has the same meaning as in 10
72	U.S.C. s. 2801(c)(4) and includes an armory as defined in s.
73	<u>250.01.</u>
74	(6) "Real property" means land, buildings, fixtures, and
75	all other improvements to land.
76	Section 5. Section 692.202, Florida Statutes, is created
77	to read:
78	692.202 Purchase of agricultural land by foreign
79	principals prohibited
80	(1) A foreign principal may not directly or indirectly own
81	or acquire by purchase, grant, devise, or descent agricultural
82	land or any interest in such land in the state. This prohibition
83	does not apply to a foreign principal that acquires agricultural
84	land for a diplomatic purpose that is recognized, acknowledged,
85	or allowed by the Federal Government.
86	(2) A foreign principal that directly or indirectly owns
87	or acquires agricultural land or any interest in such land in
88	the state before July 1, 2023, may continue to own or hold such
89	land or interest, but may not purchase or otherwise acquire by

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90	grant, devise, or descent any additional agricultural land or
91	interest in such land in the state.
92	(3)(a) A foreign principal that directly or indirectly
93	owns or acquires agricultural land or any interest in such land
94	in the state before July 1, 2023, must register with the
95	Department of Agriculture and Consumer Services by January 1,
96	2024. The department must establish a form for such
97	registration, which, at minimum, must include all of the
98	following:
99	1. The name of the owner of the agricultural land or the
100	owner of the interest in such land.
101	2. The address of the agricultural land, the property
102	appraiser's parcel identification number, and the property's
103	legal description.
104	3. The number of acres of the agricultural land.
105	(b) A foreign principal that fails to timely file a
106	registration with the department is subject to a civil penalty
107	of \$1,000 for each day that the registration is late. The
108	department may place a lien against the unregistered
109	agricultural land for the unpaid balance of any penalties
110	assessed under this paragraph.
111	(4) Notwithstanding subsection (1), a foreign principal
112	may acquire agricultural land on or after July 1, 2023, by
113	devise or descent, through the enforcement of security
114	interests, or through the collection of debts, provided that the
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115	foreign principal sells, transfers, or otherwise divests itself
116	of the agricultural land within 2 years after acquiring the
117	agricultural land.
118	(5)(a) At the time of purchase, a buyer of agricultural
119	land or an interest in such land must provide an affidavit
120	signed under penalty of perjury attesting that the buyer is:
121	1. Not a foreign principal; and
122	2. In compliance with the requirements of this section.
123	(b) The failure to obtain or maintain the affidavit does
124	not:
125	1. Affect the title or insurability of the title for the
126	agricultural land; or
127	2. Subject the closing agent to civil or criminal
128	liability except for liability under chapter 837, unless the
129	closing agent has actual knowledge that the transaction will
130	result in a violation of this section.
131	(c) The Florida Real Estate Commission shall adopt rules
132	to implement this subsection, including rules establishing the
133	form for the affidavit required under this subsection.
134	(6)(a) The agricultural land or an interest in such land
135	that is owned or acquired in violation of this section may be
136	forfeited to the state.
137	(b) The Department of Agriculture and Consumer Services
138	may initiate a civil action in the circuit court of the county
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139	in which the property lies for the forfeiture of the
140	agricultural land or any interest therein.
141	(c) Upon filing such action, the clerk must record a lis
142	pendens in accordance with s. 48.23. The court must advance the
143	cause on the calendar. The defendant may at any time petition to
144	modify or discharge the lis pendens based upon a finding that
145	there is no probable cause to believe that the agricultural
146	land, or any portion thereof, is owned or held in violation of
147	this section.
148	(d) If the court finds that the agricultural land, or any
149	portion thereof, is owned or held in violation of this section,
150	the court must enter a final judgment of forfeiture vesting
151	title to the agricultural land in the state, subject only to the
152	rights and interests of bona fide lienholders, and such final
153	judgment relates back to the date of the lis pendens.
154	(e) The department may sell the agricultural land subject
155	to a final judgment of forfeiture. Any proceeds from the sale
156	must first be paid to any lienholders of the land, followed by
157	payment of any outstanding fines assessed pursuant to this
158	section, after which the department must be reimbursed for all
159	costs related to the forfeiture civil action and any costs
160	related to the sale of the land. Any remaining proceeds must be
161	paid to the property owner.
162	(f) At any time during the forfeiture proceeding the
163	department may seek an ex parte order of seizure of the
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164	agricultural land upon a showing that the defendant's control of
165	the agricultural land constitutes a clear and present danger to
166	the state.
167	(7) A foreign principal that purchases or acquires
168	agricultural land or any interest therein in violation of this
169	section commits a misdemeanor of the second degree, punishable
170	<u>as provided in s. 775.082 or s. 775.083.</u>
171	(8) A person who knowingly sells agricultural land or any
172	interest therein in violation of this section commits a
173	misdemeanor of the second degree, punishable as provided in s.
174	<u>775.082 or s. 775.083.</u>
175	(9) The Department of Agriculture and Consumer Services
176	shall adopt rules to implement this section.
177	Section 6. Section 692.203, Florida Statutes, is created
178	to read:
179	692.203 Purchase of real property around military
180	installations and critical infrastructure facilities by foreign
181	principals prohibited
182	(1) A foreign principal may not directly or indirectly own
183	or acquire by purchase, grant, devise, or descent any interest
184	in real property within 20 miles of any military installation or
185	critical infrastructure facility in the state. This prohibition
186	does not apply to a foreign principal that acquires real
187	property for a diplomatic purpose that is recognized,
188	acknowledged, or allowed by the Federal Government.
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189	(2) A foreign principal that directly or indirectly owns
190	or acquires any interest in real property within 20 miles of any
191	military installation or critical infrastructure facility in the
192	state before July 1, 2023, may continue to own or hold such real
193	property, but may not purchase or otherwise acquire by grant,
194	devise, or descent any additional real property within 20 miles
195	of any military installation or critical infrastructure facility
196	in the state.
197	(3)(a) A foreign principal that owns or acquires real
198	property within 20 miles of any military installation or
199	critical infrastructure facility in the state before July 1,
200	2023, must register with the Department of Economic Opportunity
201	by January 1, 2024. The department must establish a form for
202	such registration which, at a minimum, must include all of the
203	following:
204	1. The name of the owner of the real property.
205	2. The address of the real property, the property
206	appraiser's parcel identification number, and the property's
207	legal description.
208	(b) A foreign principal that fails to timely file a
209	registration with the department is subject to a civil penalty
210	of \$1,000 for each day that the registration is late. The
211	department may place a lien against the unregistered real
212	property for the unpaid balance of any penalties assessed under
213	this paragraph.
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214	(4) Notwithstanding subsection (1), a foreign principal
215	may acquire real property or any interest therein which is
216	within 20 miles of any military installation or critical
217	infrastructure facility in the state on or after July 1, 2023,
218	by devise or descent, through the enforcement of security
219	interests, or through the collection of debts, provided that the
220	foreign principal sells, transfers, or otherwise divests itself
221	of such real property within 2 years after acquiring the real
222	property.
223	(5)(a) At the time of purchase, a buyer of the real
224	property that is within 20 miles of any military installation or
225	critical infrastructure facility in this state must provide an
226	affidavit signed under penalty of perjury attesting that the
227	buyer is:
228	1. Not a foreign principal; and
229	2. In compliance with the requirements of this section.
230	(b) The failure to obtain or maintain the affidavit does
231	not:
232	1. Affect the title or insurability of the title for the
233	real property; or
234	2. Subject the closing agent to civil or criminal
235	liability except for liability under chapter 837, unless the
236	closing agent has actual knowledge that the transaction will
237	result in a violation of this section.
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238	(c) The Florida Real Estate Commission shall adopt rules
239	to implement this subsection, including rules establishing the
240	form for the affidavit required under this subsection.
241	(6)(a) If any real property is owned or acquired in
242	violation of this section, the real property may be forfeited to
243	the state.
244	(b) The Department of Economic Opportunity may initiate a
245	civil action in the circuit court of the county in which the
246	property lies for the forfeiture of the real property or any
247	interest therein.
248	(c) Upon filing such action, the clerk must record a lis
249	pendens in accordance with s. 48.23. The court must advance the
250	cause on the calendar. The defendant may at any time petition to
251	modify or discharge the lis pendens based upon a finding that
252	there is no probable cause to believe that the real property, or
253	any portion thereof, is owned or held in violation of this
254	section.
255	(d) If the court finds that the real property, or any
256	portion thereof, is owned or held in violation of this section,
257	the court must enter a final judgment of forfeiture vesting
258	title to the real property in the state, subject only to the
259	rights and interests of bona fide lienholders, and such final
260	judgment relates back to the date of the lis pendens.
261	(e) The department may sell the real property subject to a
262	final judgment of forfeiture. Any proceeds from the sale must
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263	first be paid to any lienholders of the land, followed by
264	payment of any outstanding fines assessed pursuant to this
265	section, after which the department must be reimbursed for all
266	costs related to the forfeiture civil action and any costs
267	related to the sale of the land. Any remaining proceeds must be
268	paid to the property owner.
269	(f) At any time during the forfeiture proceeding the
270	department may seek an ex parte order of seizure of the real
271	property upon a showing that the defendant's control of the real
272	property constitutes a clear and present danger to the state.
273	(7) A foreign principal that purchases or acquires real
274	property or any interest therein in violation of this section
275	commits a misdemeanor of the second degree, punishable as
276	provided in s. 775.082 or s. 775.083.
277	(8) A person who knowingly sells real property or any
278	interest therein in violation of this section commits a
279	misdemeanor of the second degree, punishable as provided in s.
280	775.082 or s. 775.083.
281	(9) The Department of Economic Opportunity shall adopt
282	rules to implement this section.
283	Section 7. Section 692.204, Florida Statutes, is created
284	to read:
285	692.204 Purchase or acquisition of real property by the
286	People's Republic of China prohibited
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287	(1)(a) The following persons or entities may not directly
288	or indirectly own or acquire by purchase, grant, devise, or
289	descent any interest in real property in the state:
290	1. The People's Republic of China, the Chinese Communist
291	Party, or any official or member of the People's Republic of
292	China or the Chinese Communist Party.
293	2. Any other political party or member of a political
294	party or a subdivision of a political party in the People's
295	Republic of China.
296	3. A partnership, an association, a corporation, an
297	organization, or any other combination of persons organized
298	under the laws of or having its principal place of business in
299	the People's Republic of China, or a subsidiary of such entity.
300	4. Any person who is domiciled in the People's Republic of
301	China and who is not a citizen or lawful permanent resident of
302	the United States.
303	(b) Paragraph (a) does not apply to a person or entity of
304	the People's Republic of China that acquires real property for a
305	diplomatic purpose that is recognized, acknowledged, or allowed
306	by the Federal Government.
307	(2) A person or entity described in paragraph (1)(a) that
308	directly or indirectly owns or acquires any interest in real
309	property in the state before July 1, 2023, may continue to own
310	or hold such real property, but may not purchase or otherwise
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311	acquire by grant, devise, or descent any additional real
312	property in the state.
313	(3)(a) A person or entity described in paragraph (1)(a)
314	that owns or acquires real property in the state before July 1,
315	2023, must register with the Department of Economic Opportunity
316	by January 1, 2024. The department must establish a form for
317	such registration which, at a minimum, must include all of the
318	following:
319	1. The name of the owner of the real property.
320	2. The address of the real property, the property
321	appraiser's parcel identification number, and the property's
322	legal description.
323	(b) A person or entity that fails to timely file a
324	registration with the department is subject to a civil penalty
325	of \$1,000 for each day that the registration is late. The
326	department may place a lien against the unregistered real
327	property for the unpaid balance of any penalties assessed under
328	this paragraph.
329	(4) Notwithstanding subsection (1), a person or an entity
330	described in paragraph (1)(a) may acquire real property in the
331	state on or after July 1, 2023, by devise or descent, through
332	the enforcement of security interests, or through the collection
333	of debts, provided that the person or entity sells, transfers,
334	or otherwise divests itself of such real property within 2 years
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335	after acquiring the real property unless the person or entity is
336	exempt under paragraph (1)(b).
337	(5)(a) At the time of purchase, a buyer of real property
338	in the state must provide an affidavit signed under penalty of
339	perjury attesting that the buyer is:
340	1. Not a person or entity described in paragraph (1)(a);
341	and
342	2. In compliance with the requirements of this section.
343	(b) The failure to obtain or maintain the affidavit does
344	not:
345	1. Affect the title or insurability of the title for the
346	real property; or
347	2. Subject the closing agent to civil or criminal
348	liability except for liability under chapter 837, unless the
349	closing agent has actual knowledge that the transaction will
350	result in a violation of this section.
351	(c) The Florida Real Estate Commission shall adopt rules
352	to implement this subsection, including rules establishing the
353	form for the affidavit required under this subsection.
354	(6)(a) If any real property is owned or acquired in
355	violation of this section, the real property may be forfeited to
356	the state.
357	(b) The Department of Economic Opportunity may initiate a
358	civil action in the circuit court of the county in which the
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359	property lies for the forfeiture of the real property or any
360	interest therein.
361	(c) Upon filing such action, the clerk must record a lis
362	pendens in accordance with s. 48.23. The court must advance the
363	cause on the calendar. The defendant may at any time petition to
364	modify or discharge the lis pendens based upon a finding that
365	there is no probable cause to believe that the real property, or
366	any portion thereof, is owned or held in violation of this
367	section.
368	(d) If the court finds that the real property, or any
369	portion thereof, is owned or held in violation of this section,
370	the court must enter a final judgment of forfeiture vesting
371	title to the real property in the state, subject only to the
372	rights and interests of bona fide lienholders, and such final
373	judgment relates back to the date of the lis pendens.
374	(e) The department may sell the real property subject to a
375	final judgment of forfeiture. Any proceeds from the sale must
376	first be paid to any lienholders of the land, followed by
377	payment of any outstanding fines assessed pursuant to this
378	section, after which the department must be reimbursed for all
379	costs related to the forfeiture civil action and any costs
380	related to the sale of the land. Any remaining proceeds must be
381	paid to the property owner.
382	(f) At any time during the forfeiture proceeding the
383	department may seek an ex parte order of seizure of the real
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384 property upon a showing that the defendant's control of the real 385 property constitutes a clear and present danger to the state. 386 (7) A violation of this section constitutes a felony of the third degree, punishable as provided in s. 775.082, s. 387 775.083, or s. 775.084. 388 389 (8) A person who sells real property or any interest 390 therein in violation of this section commits a misdemeanor of 391 the first degree, punishable as provided in s. 775.082 or s. 392 775.083. 393 (9) The Department of Economic Opportunity shall adopt 394 rules to implement this section. 395 (2) DEFINITIONS.-As used in this section, the term: 396 (c) (a) "Electronic health record" means a record of a 397 person's medical treatment which is created by a licensed health 398 care provider and stored in an interoperable and accessible 399 digital format. 400 (i) (b) "Qualified electronic health record" means an 401 electronic record of health-related information concerning an 402 individual which includes patient demographic and clinical health information, such as medical history and problem lists, 403 and which has the capacity to provide clinical decision support, 404 405 to support physician order entry, to capture and query 406 information relevant to health care quality, and to exchange 407 electronic health information with, and integrate such information from, other sources. 408 494621 - h1355-line 233.docx Published On: 3/22/2023 5:04:12 PM

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409	<u>(a)</u> "Certified electronic health record technology"
410	means a qualified electronic health record that is certified
411	pursuant to s. 3001(c)(5) of the Public Health Service Act as
412	meeting standards adopted under s. 3004 of such act which are
413	applicable to the type of record involved, such as an ambulatory
414	electronic health record for office-based physicians or an
415	inpatient hospital electronic health record for hospitals.
416	(b) "Cloud computing" has the same meaning as in s.
417	282.0041.
418	(d) "Health care provider" means any of the following:
419	1. A provider as defined in s. 408.803.
420	2. A health care practitioner as defined in s. 456.001.
421	3. A health care professional certified under part IV of
422	chapter 468.
423	4. A home health aide as defined in s. 400.462.
424	5. A service provider as defined in s. 394.455 and the
425	service provider's clinical and nonclinical staff who provide
426	inpatient or outpatient services.
427	6. A continuing care facility licensed under chapter 651.
428	7. A pharmacy permitted under chapter 465.
429	<u>(e)</u> (d) "Health record" means any information, recorded in
430	any form or medium, which relates to the past, present, or
431	future health of an individual for the primary purpose of
432	providing health care and health-related services.
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433 <u>(f)(c)</u> "Identifiable health record" means any health 434 record that identifies the patient or with respect to which 435 there is a reasonable basis to believe the information can be 436 used to identify the patient.

437 <u>(g)(f)</u> "Patient" means an individual who has sought, is 438 seeking, is undergoing, or has undergone care or treatment in a 439 health care facility or by a health care provider.

440 (h) (g) "Patient representative" means a parent of a minor 441 patient, a court-appointed guardian for the patient, a health 442 care surrogate, or a person holding a power of attorney or 443 notarized consent appropriately executed by the patient granting 444 permission to a health care facility or health care provider to 445 disclose the patient's health care information to that person. 446 In the case of a deceased patient, the term also means the 447 personal representative of the estate of the deceased patient; 448 the deceased patient's surviving spouse, surviving parent, or 449 surviving adult child; the parent or guardian of a surviving 450 minor child of the deceased patient; the attorney for the 451 patient's surviving spouse, parent, or adult child; or the 452 attorney for the parent or guardian of a surviving minor child.

453 (3) SECURITY AND STORAGE OF PERSONAL MEDICAL INFORMATION. –
454 In addition to the requirements in 45 C.F.R. part 160 and
455 subparts A and C of part 164, a health care provider that
456 utilizes certified electronic health record technology must
457 ensure that all patient information stored in an offsite

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458	physical or virtual environment, including through a third-party
459	or subcontracted computing facility or an entity providing cloud
460	computing services, is physically maintained in the continental
461	United States or its territories or Canada. This subsection
462	applies to all qualified
463	
464	
465	
466	TITLE AMENDMENT
467	Remove lines 46-114 and insert:
468	real property, respectively, or subject the closing
469	agent to certain liability; authorizing the Florida
470	Real Estate Commission to adopt rules; authorizing
471	that certain agricultural land or real property be
472	forfeited to the state; authorizing the Department of
473	Agriculture and Consumer Services and the Department
474	of Economic Opportunity to initiate civil actions for
475	forfeiture of the interest in agricultural land or
476	real property, respectively; requiring that such
477	actions be filed in a certain circuit court; requiring
478	clerks to record a lis pendens; requiring courts to
479	advance the cause on the calendar; authorizing
480	defendants to petition to modify or discharge the lis
481	pendens; requiring the court to enter a specified
482	final judgment under certain circumstances;
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483 authorizing the Department of Agriculture and Consumer 484 Services and the Department of Economic Opportunity, 485 respectively, to sell the agricultural land or real 486 property; providing requirements for the proceeds from 487 such sale; authorizing the Department of Agriculture 488 and Consumer Services and the Department of Economic 489 Opportunity, respectively, to seek a specified ex 490 parte order; providing criminal penalties; requiring 491 the Department of Agriculture and Consumer Services 492 and the Department of Economic Opportunity, 493 respectively, to adopt rules; creating s. 692.204, 494 F.S.; prohibiting the People's Republic of China, the 495 Chinese Communist Party, any other political party or 496 member of a political party in the People's Republic 497 of China, and certain persons and entities from 498 purchasing or acquiring real property in the state; 499 providing an exception; authorizing such persons and 500 entities to continue to own or hold such real property 501 under certain circumstances; requiring certain persons 502 or entities that own or acquire real property in the 503 state to register with the Department of Economic 504 Opportunity by a specified date; requiring the 505 Department of Economic Opportunity to establish a form 506 for such registration; providing civil penalties; 507 authorizing the Department of Economic Opportunity to 494621 - h1355-line 233.docx

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508 place a lien against unregistered real property; 509 requiring certain persons and entities to sell, 510 transfer, or otherwise divest themselves of certain real property within a specified timeframe; requiring 511 512 buyers of real property to provide a signed affidavit; 513 specifying that the failure to maintain or obtain the 514 affidavit does not affect the title or insurability of the title for the real property or subject the closing 515 516 agent to certain liability; authorizing the commission 517 to adopt rules; authorizing certain real property to 518 be forfeited to the state; authorizing the Department 519 of Economic Opportunity to initiate civil actions for 520 forfeiture of the interest in real property; requiring 521 such actions to be filed in a certain circuit court; 522 requiring clerks to record a lis pendens; requiring 523 courts to advance the cause on the calendar; 524 authorizing defendants to petition to modify or 525 discharge the lis pendens; requiring the court to 526 enter a specified final judgment under certain 527 circumstances; authorizing the Department of Economic 528 Opportunity to sell the real property; providing 529 requirements for the proceeds from such sale; 530 authorizing the Department of Economic Opportunity to 531 seek a specified ex parte order; providing criminal 532 penalties; requiring the Department of Economic 494621 - h1355-line 233.docx

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Bill No. HB 1355 (2023)

Amendment No. 1

533	Opportunity to adopt rules; amending s. 408.051, F.S.;
534	defining the terms "cloud computing" and "health care
535	provider"; requiring that certain information held by
536	health care providers that utilize certified
537	electronic health record technology be maintained in
538	specified locations; providing
539	

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