

1                                   A bill to be entitled  
 2           An act relating to title fraud prevention; creating s.  
 3           696.031, F.S.; creating a pilot program in Broward  
 4           County; providing definitions; requiring certain  
 5           parties to provide specified information to the  
 6           property appraiser; requiring the property appraiser  
 7           to make certain notifications to specified parties;  
 8           providing that certain action or inaction does not  
 9           give rise to liability; requiring participating  
 10          property appraisers to submit a report to specified  
 11          parties containing certain information; providing for  
 12          future repeal; providing an effective date.

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

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 16           Section 1. Section 696.031, Florida Statutes, is created  
 17   to read:

18           696.031 Title fraud prevention through sales contract  
 19   notification services; pilot program.—There is created in  
 20   Broward County the Title Fraud Prevention Through Sales Contract  
 21   Notification Pilot Program.

22           (1) As used in this section, the term:

23           (a) "Monitored identity" has the same meaning as in s.  
 24   28.47(1).

25           (b) "Professional" means a real estate broker as defined

26 | in s. 475.01(1), an attorney, or a title agent

27 | (c) "Property appraiser" means the property appraiser for  
28 | Broward County.

29 | (d) "Real property" means real property located in Broward  
30 | County.

31 | (e) "Recording notification" has the same meaning as in s.  
32 | 28.47(1).

33 | (2) Upon execution of a contract for the sale of real  
34 | property and before the execution of the real property  
35 | conveyance instrument, a professional must provide to the  
36 | property appraiser in the county in which the real estate is  
37 | located the seller's name, mailing address, e-mail address, and  
38 | phone number as such information appears within the sales  
39 | contract.

40 | (3) Upon receipt of the information provided under  
41 | subsection (2), the property appraiser shall send a recording  
42 | notification if a contract involving a monitored identity has  
43 | been executed.

44 | (4) There is no right or cause of action against, and no  
45 | civil liability on the part of, a professional or property  
46 | appraiser with respect to any action or inaction taken under  
47 | this section.

48 | (5) By July 1, 2026, a property appraiser who participates  
49 | in the pilot program must submit a report containing the  
50 | following information to the Governor, the President of the

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51 Senate, and the Speaker of the House of Representatives:

52 (a) The number of professionals who provided to the  
53 property appraiser information pursuant to this section.

54 (b) The number of times information was provided to the  
55 property appraiser pursuant to this section.

56 (c) The property appraiser's recommendation as to whether  
57 the pilot program is appropriate to implement throughout the  
58 state as an effective tool to combat title fraud.

59 (d) Any other information the property appraiser deems  
60 necessary.

61 (6) This section is repealed on July 1, 2026.

62 Section 2. This act shall take effect July 1, 2024.