HB 289

1 A bill to be entitled 2 An act relating to title fraud prevention; creating s. 3 696.031, F.S.; creating s. 696.031, F.S.; creating a 4 pilot program in Broward County; providing a 5 definition; requiring certain parties to provide 6 specified information to the property appraiser; 7 requiring the property appraiser to make certain 8 notifications to specified parties; providing that 9 certain action or inaction does not give rise to liability; requiring participating property appraisers 10 11 to submit a report to specified parties containing 12 certain information; providing for future repeal; 13 providing an effective date. 14 15 Be It Enacted by the Legislature of the State of Florida: 16 17 Section 1. Section 696.031, Florida Statutes, is created 18 to read: 19 696.031 Title fraud prevention through sales contract 20 notification services; pilot program.-21 (1) As used in this section, the term "property appraiser" 22 means the property appraiser for Broward County. 23 (2) Upon execution of a real property contract and before 24 the execution of the real property conveyance instrument, real estate brokers as defined in s. 475.01(1), title agents, and 25

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26	attorneys involved in the transfer of real property are
27	encouraged to furnish to the property appraiser a seller's name,
28	mailing address, e-mail address, and phone number, as such
29	information appears within the contract.
30	(3) The property appraiser shall notify land record
31	notification service registrants, as defined in s. 28.47(1),
32	that a contract for the sale or purchase of the real estate has
33	been executed. The purpose of the notification service is to
34	confirm the seller's identity to ensure the integrity of the
35	real estate transaction.
36	(4) There is no right or cause of action against, and no
37	civil liability on the part of, real estate brokers as defined
38	in s. 475.01, title agents, attorneys, or the property appraiser
39	with respect to the creation, maintenance, and operation of a
40	sales contract notification service or land record notification
41	service, or for providing information to the property appraiser
42	under this section.
43	(5) By July 1, 2026, the property appraiser must report to
44	the Governor, the President of the Senate, and the Speaker of
45	the House of Representatives the following information:
46	(a) The number of real estate brokers, title agents, and
47	attorneys who provided information to the property appraiser
48	under this section.
49	(b) The number of times a seller's contact information was
50	provided to the property appraiser under this section
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51	(c) The property appraiser's recommendation as to whether				
52	the sales contract notification service is appropriate to				
53	recommend throughout the state as an effective tool to combat				
54	title fraud.				
55	(d) Any other information the property appraiser deems				
56					
57	(6) This section is repealed on July 1, 2026.				
58					

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