A bill to be entitled
An act relating to real estate conveyances; amending
s. 689.01, F.S.; providing that subscribing witnesses
are not required to validate certain instruments
conveying a leasehold interest in real property;
providing an effective date.

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

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

689.01 How real estate conveyed.—
(1) No estate or interest of freehold, or for a term of
more than 1 year, or any uncertain interest of, in, or out of
any messuages, lands, tenements, or hereditaments shall be
created, made, granted, transferred, or released in any other
manner other than by instrument in writing, signed in the
presence of two subscribing witnesses by the party creating,
making, granting, conveying, transferring, or releasing such
estate, interest, or term of more than 1 year, or by the party's
lawfully authorized agent, unless by will and testament, or
other testamentary appointment, duly made according to law; and
no estate or interest, either of freehold, or of term of more
than 1 year, or any uncertain interest of, in, to, or out of any
messuages, lands, tenements, or hereditaments, shall be assigned

CODING: Words stricken are deletions; words underlined are additions.
or surrendered unless it be by instrument signed in the presence of two subscribing witnesses by the party so assigning or surrendering, or by the party's lawfully authorized agent, or by the act and operation of law; provided, however, that no subscribing witnesses shall be required for any such instrument pertaining to a leasehold estate in real property. No seal shall be necessary to give validity to any instrument executed in conformity with this section. Corporations may execute any and all conveyances in accordance with the provisions of this section or ss. 692.01 and 692.02.

Section 2. This act shall take effect July 1, 2020.