

## **FLORIDA BULLETIN 01-04**

TO: ALL AGENTS AND TITLE PLANT OPERATIONS  
FROM: UNDERWRITING DEPARTMENT  
DATE: JUNE 25, 2001  
RE: LIENS OF JUDGMENT

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The law relating to the duration of judgment liens has changed once again. Effective July 1, 2001, Florida Statutes §55.10 will be amended to increase the lien period from seven years to ten years. This amendment is intended to correct a drafting error in last year's amendment. Last year, the Florida Legislature erroneously amended only part of this section and left the initial judgment lien period at seven years, but extended the renewal period to ten years.

This latest amendment provides for an initial judgment lien duration of ten years from the date of recording and a one time, ten-year extension from the date of re-recording. Specifically, judgments in Florida are liens upon real property when a **certified copy** is recorded as follows:

- **Judgments recorded prior to July 1, 1987:** The lien period shall be twenty years from the date of entry of the judgment. These judgments are unaffected by the new amendment.
- **Judgments recorded between July 1, 1987 and June 30, 1994:** The initial lien period is seven years. These liens will all have expired by July 1, 2001 unless they have been re-recorded in accordance with the statute. Any renewal of a judgment lien recorded on or before July 1, 1994 shall have a duration of ten years.
- **Judgments recorded on or after July 1, 1994:** The initial duration of the judgment lien is ten years. It will be extended for a ten-year period by re-recording the lien anytime during the first ten-year period

Judgments in favor of the United States are not affected by this amendment and remain a lien for twenty years following the date of recording, with a twenty-year renewal period.

Remember that in order to become a valid lien on real property, the recording must be of a **certified copy** of the judgment. Any judgment entered on or after October 1, 1993, must include the current address of the judgment creditor on the judgment, or on a simultaneously recorded affidavit.

A copy of Senate Bill 178, as passed and now referred to as Chapter 2001-130, is attached for your reference. Should you have any questions, please contact your Old Republic Title Underwriting Department.