

Insights

Lee County Pilots New Property Fraud Prevention Program

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In an effort to combat the rising levels of real property fraud, the Florida Legislature has implemented a pilot program in Lee County requiring government-issued photo identification (ID) for filing deeds in person or by mail.

Beginning August 1, 2023, all grantors, grantees or any party with an interest in the conveyance of real estate are required to produce government-issued photo identification that must match the signature on the deed. See Section 28.2225, Florida Statutes. Further, the Clerk of Court will keep a photocopy of the ID. Although it will not be made available to the general public, it will be supplied to law enforcement to aid any investigation into property fraud.

The following types of identification are acceptable:

- U.S. State or Foreign Driver's License
- U.S. State ID card
- U.S. Military ID
- Matricula Consular ID card
- U.S. Permanent Resident card
- A legible photocopy of one of the above types of identification that includes name, address, photograph and signature.

Expired identification is acceptable as long as the name on the ID is consistent with the name on the deed.

Importantly, E-recorded deeds are not currently impacted by this requirement. When technology updates are complete, the requirement will extend to E-recorded deeds as well.

The program is set to continue through July 1, 2025, at which time a determination will be made as to expanding the program statewide.

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For further information regarding the new deed requirements in Lee County see "Lee County Identity Verification Pilot Program Information."