



# Lee County Identity Verification Pilot Program Information

**Effective January 1, 2024**, as part of HB1419, Florida Statute 695.26 is amended to require a post office address for each witness on a deed. The address must be legibly printed, typewritten or stamped upon the document. **All deeds executed on or after January 1, 2024 must contain post office addresses for each witness.**

## Identification Requirements

Pursuant to Florida statute 28.2225, Official Records Services requires all grantors, grantees, or any party with an interest in the conveyance of the real estate to present a government issued photo identification (ID) upon presentation of a deed or other instrument purporting to convey real property or an interest therein for recording into Official Records.

- Photocopies of ID will only be accepted if the name and address are clear and legible
- Photos of ID on an electronic device will not be accepted
- Parties may redact any information from the photocopy of their ID except name, address, photo, and signature
- Persons signing for, or in lieu of, a grantor/grantee must provide a photocopy of their ID. The person's position/role in representing the grantor or grantee must be stated/typed/written on the photocopy of the ID. This applies to those signing as a representative for a business, agency, trust, etc.
- With the exception of those signing for, or in lieu of a grantor/grantee, the name on the ID must match the grantor/grantee name on the deed document. An abbreviated form (John D. Smith instead of John David Smith, for example) may be acceptable. However, deviation is only allowed if the individual is signing with less than and not more than what is on the identification document.
- Expired identification is acceptable as long as the name on the identification matches the name on the deed document.

## Identification Acceptance

The Clerk will accept the following types of identification:

- U.S. State or Foreign Driver's License
- U.S. State or Foreign Passport
- 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.

## Non-Recordation

Pursuant to F.S. 28.2225, the clerk may suspend or refuse to record a deed or other instrument purporting to convey real property or an interest therein, if:

- All grantor/grantee's government issued photo ID are not presented at time of recording

- Photocopy of ID is not clear and/or legible
- Photocopy of ID presented has name, address, photo or signature redacted
- ID presented does not match the name of grantor or grantee

Additionally, all deeds presented for recording should comply with F.S. 695.26, Requirements for Recording Instruments Affecting Real Property.

## Electronically Recorded Deeds

The Clerk's office does not require electronically recorded (eRecord) deeds to observe these requirements until appropriate software changes are made available by eRecording service companies.

Once the availability of the software service has been established and communicated, the submitting eRecorder must comply within thirty days of that notice.

## Exclusions

This does not apply to:

- Certificate of Title
- Tax Deed
- Membership Certificates
- Sheriff's Deeds
- Cemetery Deed

Questions and Feedback regarding the Lee County Identity Verification Pilot Program may be emailed to [deedpilot@leeclerk.org](mailto:deedpilot@leeclerk.org)