

NO PLACE LIKE HOME

Preserve Home Ownership
Clear Title to apply for homestead
and FEMA claims

Partially funded by City of
Jacksonville CDBG funds and
by the Florida Bar Foundation

Introduction



- Learn about real estate title
- Find out about transferring title through probate
- Become eligible to claim homestead and apply for FEMA



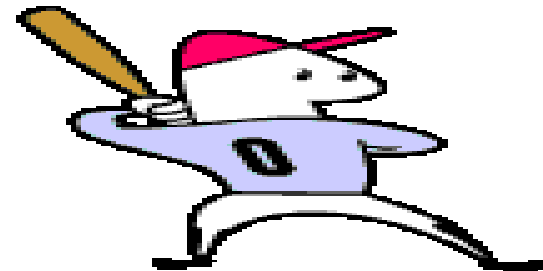
Team Players

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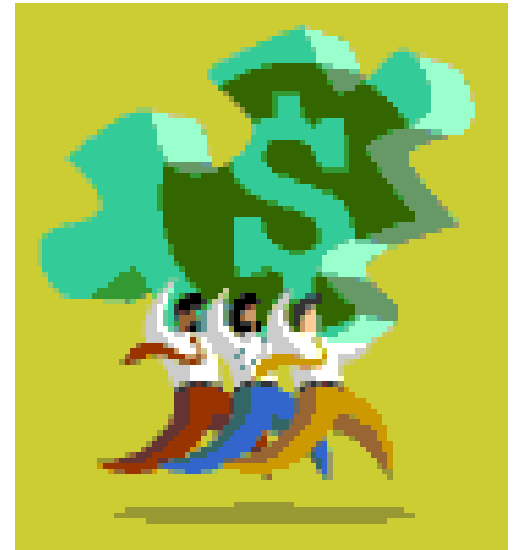
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PRO BONO TEAM MEMBERS

- Jacksonville Bar Association
- Florida Bar Association



Neighborhood Associations



- Voluntary, non-profit membership organization formed by residents of a subdivision or neighborhood
- Non-profit Board with no membership but a percentage of the board consists of residents

LAWYER'S ROLE ON TEAM

- LAND CONVEYANCE
 - PROBATE
 - DEED
 - QUIET TITLE
 - ADVERSE POSSESSION





NEXT – LAND CONVEYANCE

DEEDS

- Warranty
- Quit Claim
- Life Estate
- Tax Deed



QUIET TITLE

- JUDGMENTS



- NO MARTIAL STATUS or NEEDED JOINDER of SPOUSE



- LIENS
- MISTAKES BY CLERK IF TAX SALE



Adverse Possession

Notorious

Adverse

Continuous & exclusive

Hostile

Open

NACHO for a period exceeding 7 years.



PROBATE

If the owner has died and an heir needs to file for probate:

- Is there a will or do the Florida Statutes determine the heirs?
- Was the property the homestead of the deceased owner?



The 2018 FLORIDA STATUTES

CHAPTER 732

Intestate Succession and Wills

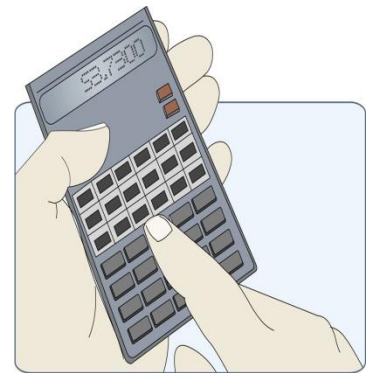
732.102 Spouse's share of intestate estate

732.401 Descent of homestead

PROPERTY TAX EXEMPTION

Use Form DR 5 to apply for homestead exemption

- No waiver of solid waste fee
- Stormwater waiver on an annual basis





Qualifications for tax exemption

- Living in the home as of January 1
- Has title to the property
- Applies for the homestead exemption





PENALTIES



196.075 (9) Tax Liens

Amount owed plus 50% penalty and 15% interest (going back up to ten years)

197.263 Change in Ownership or Use of Property

If not eligible, deferred taxes due on November 1 and delinquent on April 1



Questions and Answers

