



[Broward.org](#) > [Records, Taxes and Treasury Division](#)

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County Records consists of three sections: Recording Section, Search Section, and Document Control and Minutes Section.

Recording Section

This section files and indexes various types of documents, such as Deeds, Mortgages, Notices of Commencement, Liens, Declarations of Condominium, Declarations of Domiciles, Final Judgments, Military Discharges, Death Certificates, Probate documents, Satisfactions of Mortgage, Court Papers, Plats, Maps and etc., in the Official Records of Broward County. Documents recorded in the Official Records must meet statutory requirements, as set forth in the [Florida Statutes](#). [Recording fees](#) and payment of any required documentary stamp taxes due are required when recording your document(s) in the Official Records. You may come in person or mail your document with the recording fees and documentary stamp taxes along with a self-addressed stamped envelope, for the return of your document. You can also eRecord your document through one of our approved vendors. Visit the [eRecording](#) page for more information.

Effective January 1, 2024, Florida Statute 695.26 was amended to read:

[695.26](#) – Requirements for recording instruments affecting real property.

(1) No instrument by which the title to real property or any interest therein is conveyed, assigned, encumbered, or otherwise disposed of shall be recorded by the clerk of the circuit court unless:

...

(c) The name of each witness to the instrument is legibly printed, typewritten, or stamped upon such instrument immediately beneath the signature of such witness and the post office address of each such person is legibly printed, typewritten, or stamped upon such instrument.

Injunction for the Protection of a Minor

Pursuant to section 28.2221, Florida Statutes, a county recorder or clerk of the court must make publicly available the identity of each defendant or respondent against whom a protective injunction under section 741.30, 784.046, or 784.0485 is entered, as well as the fact that a protective injunction under section 741.30, 784.046, or 784.0485 has been entered against that defendant or respondent, on an Internet website for general public display, unless the defendant or respondent is a minor. Any affected party may request that this information be added to the clerk or county recorder's website.

To make a request, complete this form: [Injunction for the Protection of a Minor](#) and deliver via mail or in person to:

Broward County Records, Taxes and Treasury Division
115 S. Andrews Avenue, Room 114
Fort Lauderdale, FL 33301

The form may be used to make a request via email to Records@broward.org or via fax to 954-357-9031.

chapter 119 information or records

Any person has a right to request a county recorder remove, from a publicly available internet website, information made exempt from inspection or copying under s. 119.071, F.S., or an image or copy of a public record, including an official record, if that image or copy is of a military discharge, death certificate, or a court file, record or paper relating to matters or cases governed by the Florida Rules of Family Law, the Florida Rules of Juvenile Procedure, or the Florida Probate Rules. However, grantor, grantee or party names may not be removed from the Official Records Index unless the grantor, grantee or party name includes the street address, such as in a trust or LLC. Requests must be notarized, state the statutory basis for removal, and confirm the individual’s eligibility for the exemption. To make a request contact the Recording office by mail or in person at

Broward County Records, Taxes and Treasury Division
115 S. Andrews Avenue, Room 114
Fort Lauderdale, FL 33301

Or via email removepersonalinfo@broward.org.

Duties and Authority of the County Recorder’s Office

The duties and authority of the County Recorder are established by state law. The County Recorder records and indexes documents deposited in the recording office that are authorized, entitled or required by law to be recorded. The County Recorder collects the fees required by state law for the performance of these services. The County Recorder is not authorized to give legal advice. The County Recorder is not authorized to determine legal rights and responsibilities of the parties to the documents that are recorded

Search Section

Images of recorded documents can be viewed and copied free of charge directly from our website. Copies can also be purchased in person at 115 S. Andrews Ave., Room 114, where you can view the images stored in our database or earlier images stored digitally. Copy fees and certified fees are charged when provided by our Search and Copy section. View the images stored in our Official Records database online [here](#). Online images are available from 1978 through present and earlier images are available on other media types located in our Search and Copy section from 1871 through 1977.

Document Control and Minutes Section

This section maintains public records by preserving such documents as ordinances, resolutions, agendas, action agendas, minutes and backup documents of County Commission meetings and public hearings. These documents can be viewed online at the [Government Meetings and Agendas](#) page.

Resources

Forms >

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