

COVID-19 Emergency Orders Affecting Real Estate Florida

Last updated October 28, 2020

MORTGAGE ENFORCEMENT LIMITATIONS

State of Florida

August 31, 2020 – Office of the Governor Executive Order Number 20-211:

- Governor Ron DeSantis issued Executive Order Number 20-211 that extended Executive Order Number 20-180 (which was issued on July 29, 2020; summarized below) until October 1, 2020.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-211.pdf

July 29, 2020 – Office of the Governor Executive Order Number 20-180:

- Governor Ron DeSantis issued Executive Order Number 20-180 that, among other things, amended Executive Order Number 20-94 (which was issued on April 2, 2020 and, among other things, suspended and tolled statutes providing for mortgage foreclosure actions; see note on Executive Order 20-94 below) to apply only to foreclosures of “single-family” mortgagors only and extended said Executive Order, as amended, until September 1, 2020.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-180.pdf

June 30, 2020 - Office of the Governor Executive Order Number 20-159:

- Governor Ron DeSantis issued Executive Order Number 20-159 extending Executive Order Number 20-94 (which was issued on April 2, 2020 and, among other things, suspended and tolled statutes providing for mortgage foreclosure actions; see note on Executive Order 20-94 below) until August 1, 2020.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-159.pdf

June 1, 2020 - Office of the Governor Executive Order Number 20-137:

- Governor Ron DeSantis issued Executive Order Number 20-137 extending Executive Order Number 20-94 (which was issued on April 2, 2020 and, among other things, suspended and tolled statutes providing for mortgage foreclosure actions; see note on Executive Order 20-94 below) until July 1, 2020.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-137.pdf

May 15, 2020 – Office of the Governor Executive Order Number 20-121:

- Governor Ron DeSantis issued Executive Order Number 20-121 extending Executive Order Number 20-94 (which was issued on April 2, 2020 and, among other things, suspended and tolled statutes providing for mortgage foreclosure actions; see note on Executive Order 20-94 below) until June 2, 2020.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-121.pdf

April 2, 2020 – Office of the Governor Executive Order Number 20-94:

- Governor Ron DeSantis issued Executive Order Number 20-94 ordering the suspension and tolling of any statute providing for a mortgage foreclosure cause of action under Florida law for 45 days from the date of said Executive Order, including any extensions.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-94.pdf

City of Miami; Dade County

Miami-Dade County – Clerk of Courts – Advisories:

- According to the [Clerk of the Courts for Miami-Dade County](#), due to COVID-19, all foreclosure sales scheduled through May 29, 2020, are cancelled.

https://www.miami-dadeclerk.com/Covid19_General_Questions.asp

City of Orlando; Orange County

April 2, 2020 – Circuit Court of the Ninth Judicial Circuit Administrative Order 2020-11:

- Orange County Clerk of Courts has been directed by the Chief Judge of the Ninth Judicial Circuit of Florida to suspend all actions related to mortgage foreclosure causes of action and cancel all pending mortgage foreclosure sales, through and until 12:00 a.m. on Tuesday, May 19, 2020.

<https://newsroom.ocfl.net/wp-content/uploads/2020/03/2020-11-Temporary-Order-Regarding-Mortgage-Foreclosures-Foreclosure-S.pdf>

LANDLORD/TENANT ENFORCEMENT LIMITATIONS

State of Florida

August 31, 2020 – Office of the Governor Executive Order Number 20-211:

- Governor Ron DeSantis issued Executive Order Number 20-211 that extended Executive Order Number 20-180 (which was issued on July 29, 2020; summarized below) until October 1, 2020.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-211.pdf

July 29, 2020 – Office of the Governor Executive Order Number 20-180:

- Governor Ron DeSantis issued Executive Order Number 20-180 that, among other things, amended Executive Order Number 20-94 (which was issued on April 2, 2020 and, among other things, suspended and tolled statutes providing for mortgage foreclosure actions; see note on Executive Order 20-94 below) to apply only to evictions of residential tenants only and extended said Executive Order, as amended, until September 1, 2020.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-180.pdf

June 30, 2020 - Office of the Governor Executive Order Number 20-159:

- Governor Ron DeSantis issued Executive Order Number 20-159 extending Executive Order Number 20-94 (which was issued on April 2, 2020 and, among other things, suspended and tolled statutes providing for mortgage foreclosure actions; see note on Executive Order 20-94 below) until August 1, 2020.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-159.pdf

June 1, 2020 - Office of the Governor Executive Order Number 20-137:

- Governor Ron DeSantis issued Executive Order Number 20-137 extending Executive Order Number 20-94 (which was issued on April 2, 2020 and, among other things, suspended and tolled statutes providing for eviction actions as it relates to non-payment of rent by residential tenants due to the COVID-19 emergency; see note on Executive Order 20-94 below) until July 1, 2020.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-137.pdf

May 15, 2020 – Office of the Governor Executive Order Number 20-121:

- Governor Ron DeSantis issued Executive Order Number 20-121 extending Executive Order Number 20-94 (which was issued on April 2, 2020 and, among other things, suspended and tolled statutes providing for eviction actions as it relates to non-payment of rent by residential tenants due to the COVID-19 emergency; see note on Executive Order 20-94 below) until June 2, 2020.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-121.pdf

April 2, 2020 – Office of the Governor Executive Order Number 20-94:

- Governor Ron DeSantis issued Executive Order Number 20-94 ordering the suspension and tolling of any statute providing for a mortgage foreclosure cause of action under Florida law for 45 days from the date of said Executive Order, including any extensions.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-94.pdf

City of Miami; Dade County

Miami-Dade County Sheriff's Office – Press Release

- News outlets are reporting that the Miami-Dade County Sheriff's Office has issued a statement that they are temporarily suspended all eviction activities until further notice.

<https://www.miamiherald.com/news/local/community/miami-dade/article241127666.html>;
<https://twitter.com/MiamiDadePD/status/1241462333890875399?s=20>;

April 2, 2020 – Circuit Court of the Ninth Judicial Circuit Administrative Order 2020-11

- Orange County Clerk of Courts has been directed by the Chief Judge of the Ninth Judicial Circuit of Florida to suspend all actions related to residential eviction causes of action filed in their respective jurisdictions, through and until 12:00 a.m. on Tuesday, May 19, 2020.

<https://newsroom.ocfl.net/wp-content/uploads/2020/03/2020-11-Temporary-Order-Regarding-Mortgage-Foreclosures-Foreclosure-S.pdf>

Orange County Sheriff's Office - Advisories

- The Orange County Sheriff's Office has temporarily suspended its enforcement of all eviction activities until further notice.

<https://www.ocso.com/coronavirus>

NON-ESSENTIAL BUSINESS RESTRICTIONS

State of Florida

September 25, 2020 - Office of the Governor Executive Order Number 20-244:

- Governor Ron DeSantis issued Executive Order Number 20-244, which, among other things, (i) permits Florida to move into “Phase Three” of re-opening the state economy, (ii) eliminates any and all restrictions found in Executive Orders 20-112, 20-123 and 20-139, as well as Executive Orders 20-192, 20-214 and 20-223, (iii) provides that no COVID-19 emergency ordinance may prevent an individual from working or from operating a business, and (iv) provides that restaurants, including any establishment with a food service license, may not be limited by a COVID-19 emergency order by any local government to less than fifty percent (50%) of their indoor capacity, and to the extent restaurant capacity is limited to less than one hundred percent (100%) of its indoor capacity, such COVID-19 emergency order must on its face (a) quantify the economic impact of each limitation or requirement on those restaurants, and (b) explain why each limitation or requirement is necessary for public health.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-244.pdf

September 11, 2020 - Office of the Governor Executive Order Number 20-223:

- Governor Ron DeSantis issued Executive Order Number 20-223 permitting Miami-Dade and Broward counties to move into “Phase Two” of re-opening as detailed in Executive Order Number 20-139 (issued June 3, 2020; see summary below).

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-223.pdf

June 3, 2020 - Office of the Governor Executive Order Number 20-139:

- Governor Ron DeSantis issued Executive Order Number 20-139 permitting Florida (other than Miami-Dade, Broward and Palm Beach counties) to enter “Phase Two” of re-opening the state economy by, among other things, allowing, subject to appropriate social distancing and sanitation protocols, (1) retail establishments, gyms and fitness centers to operate at full capacity, (2) restaurants to permit bar-top seating, (3) bars to open and sell alcoholic

beverages at 50% of capacity inside and full capacity outside so long as they operate under a strictly “seated” service, (4) entertainment businesses such as movie theaters and concert venues to operate at 50% of capacity and (5) personal services (including, without limitation, tattooing, body piercing, acupuncture, tanning and massages) to operate with appropriate safety guidelines as outlined by the Florida Department of Health. Nightclubs are still not permitted to re-open at this time. Phase Two re-opening will only apply to Miami-Dade, Broward and Palm Beach counties after each county seeks approval from the State with a written request from the mayor or administrator, as applicable.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-139.pdf

May 22, 2020 - Office of the Governor Executive Order Number 20-131:

- Governor Ron DeSantis issued Executive Order Number 20-131 permitting organized youth activities, child care, summer camps and youth recreation camps to begin operating in the State of Florida.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-131.pdf

May 15, 2020 – Office of the Governor Executive Order Number 20-123:

- Governor Ron DeSantis issued Executive Order Number 20-123 permitting Florida to enter a “Full Phase One” of re-opening the state economy by, among other things, allowing (1) restaurants, retail establishments, museums, and fitness centers to operate in their indoor spaces at 50% of building capacity so long as the appropriate social distancing guidelines are in place, (2) the operation of professional sports, (3) venues to host training, competitions, events and games, (4) amusement parks to submit re-opening plans to the State of Florida that includes, without limitation, a proposed date for resumption of operations and proposed guidelines to ensure guest and staff safety. In addition, Counties in the State of Florida may seek approval from the State to allow operation of vacation rentals.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-123.pdf

May 15, 2020 – Office of the Governor Executive Order Number 20-122:

- Governor Ron DeSantis issued Executive Order Number 20-122 that provides that Phase One of the re-opening of the Florida Economy in accordance with Executive Order 20-112 now applies to Broward County and Miami Dade County.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-122.pdf

May 9, 2020 - Office of the Governor Executive Order Number 20-120:

- Governor Ron DeSantis issued Executive Order Number 20-120 that provides, among other things, that Phase One of the re-opening of the Florida Economy in accordance with Executive Order 20-112 now applies to Palm Beach County and that in all Counties that are subject to Phase One, barbershops, cosmetology salons, and cosmetology specialty salons may re-open and provide services provided that they adopt appropriate social distancing and precautionary measures as outlined by the Department of Business and Professional Regulation of Florida.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-120.pdf

April 29, 2020 - Office of the Governor Executive Order Number 20-112:

- Governor Ron DeSantis issued Executive Order Number 20-112 that provides the first steps for re-opening the Florida economy (“Phase One”) by, among other things, allowing restaurants, retailers, museums, libraries, surgical centers, dental offices and other health care practitioners to be able to re-open for business starting on May 4, 2020 so long as such establishments comply with the requirements set forth in such Executive Order (including, without limitation, for restaurants, retailers, museums and libraries, operating at no more than 25% of building occupancy at all times and following social distancing guidelines). Bars, gyms, salons, and movie theaters are to remain closed during Phase One and the congregation of groups of 10 or more persons is prohibited at all times. Miami-Dade, Broward, and Palm Beach counties are currently excluded from Phase One. The re-opening of such counties will be further considered in consultation with local leadership.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-112.pdf

April 29, 2020 - Office of the Governor Executive Order Number 20-111:

- Governor Ron DeSantis issued Executive Order Number 20-111 extending Executive Order 20-87 (which was issued on March 27, 2020 and suspended certain vacation rentals; see note on Executive Order 20-87 below) and Executive Order 20-91 (which was issued on April 1, 2020 and ordered all persons in Florida to “stay at home”; see note on Executive Order 20-91 below) until May 4, 2020.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-111.pdf

April 10, 2020 – Office of the Governor Executive Order Number 20-103:

- Governor Ron DeSantis issued Executive Order Number 20-103 extending Executive Order 20-87 (which was issued on March 27, 2020 and suspended certain vacation rentals; see note on Executive Order 20-87 below) until April 30, 2020 unless extended by subsequent order.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-103.pdf

April 6, 2020 - Office of the Governor Executive Order Number 20-95:

- Governor Ron DeSantis issued Executive Order Number 20-95 suspending the assessment and collection of taxation imposed under Chapter 201, Florida Statutes (Excise Tax on Documents) for all notes and other written obligations made pursuant to Title I of the CARES Act (Payroll Protection Program) and ordering the Department of Revenue to issue an emergency order affirming that as a result of such suspension no taxes under Chapter 201, Florida Statutes (Excise Tax on Documents) are owed on such notes or such other written obligations.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-95.pdf

April 1, 2020 - Office of the Governor Executive Order Number 20-91:

- Governor Ron DeSantis issued Executive Order Number 20-91 requiring all persons in Florida to restrict public access to businesses and facilities and direct citizens to stay at home, with exceptions for travel related to essential retail establishments such as grocery

stores and pharmacies and to engage in outdoor recreational activities, so long as not in places that have been closed to the public and so long as social distancing measures are exercised at all times. This order is effective from April 3, 2020 through April 30, 2020.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-91-compressed.pdf

March 30, 2020 - Office of the Governor Executive Order Number 20-89:

- Governor Ron DeSantis issued Executive Order Number 20-89 requiring Miami Dade County, Broward County, Palm Beach County and Monroe County to restrict public access to businesses and facilities and direct citizens to stay at home, with exceptions for travel related to essential retail establishments such as grocery stores and pharmacies and to engage in outdoor recreational activities, so long as not in places that have been closed to the public and so long as social distancing measures are exercised at all times.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-89.pdf

March 27, 2020- Office of the Governor Executive Order Number 20-87:

- Governor Ron DeSantis issued Executive Order Number 20-87 ordering the suspension of all vacation rental operations (meaning the rental of condominiums, cooperative, or dwelling unit that is also a transient public lodging establishment for 30 days or less) for 14 days. Hotels, inns, resorts, and non-transient public lodging establishments are exempt from this order.

https://www.flgov.com/wp-content/uploads/orders/2020/EO_20-87.pdf

March 17, 2020- Office of the Governor Executive Order Number 20-68:

- Governor Ron DeSantis issued Executive Order Number 20-68 that, among other things, requires (1) all bars and nightclubs throughout Florida to close for 30 days from the date of the order, (2) parties accessing public beaches in the State of Florida to limit their gatherings to no more than 10 persons and (3) restaurants to limit customer entry to 50% of its capacity and to provide staggered and limited seating to ensure parties are separated by a distance of at least 6 feet.

<https://www.floridasupremecourt.org/content/download/632431/7186205/AOSC20-17.pdf>

Florida Division of Corporations:

- Florida Division of Corporations is closed to the public until further notice. Online, mail, email and phone services will remain operational. E-filing of UCCs and most other business forms is currently available.

<https://dos.myflorida.com/sunbiz/>; <https://www.floridaucc.com/onlinefiling>

October 10, 2020 - Miami-Dade County Amendment to Emergency Order 27-20:

- Effective October 12, 2020, Emergency Order 27-20 is amended to extend the County wide curfew, including incorporated and unincorporated areas, to 12:00 a.m. (midnight) each night through 6:00 a.m. the next morning, until cancelled or revised.

<http://www.miamidade.gov/information/library/coronavirus-emergency-order-27-20-amendment-3.pdf>

September 26, 2020 - Miami-Dade County Emergency Order 30-20:

- Effective September 26, 2020, and in conformance with the Governor of Florida's Executive Order Number 20-244 County Emergency Orders 01-20; 16-20, as amended; and 28-20, as amended are all rescinded and cancelled. In addition, every retail and commercial establishment and any other establishment or facility in the County is authorized to be open provided that each such establishment complies with applicable legal requirements, including, without limitation, specific capacity, social distancing and other requirements, including the applicable activity-specific requirements set forth in the Emergency Order. Furthermore, specific to restaurants and other food service establishments, this order also permits a minimum occupancy of 50% and states that these establishments shall be allowed to operate at up to 100% capacity if the restaurant: (1) ensures six feet of distance between tables, (2) ensures that no more than six persons (or ten persons if in the same household) sit at a table, and (3) ensures that persons not actively eating or drinking are wearing masks.

<https://www.miamidade.gov/information/library/coronavirus-emergency-order-30-20.pdf>

September 17, 2020 - Miami-Dade County Amendment to Emergency Order 28-20:

- Effective September 18, 2020, among other things, the following business are allowed to re-open: (i) movie theaters, (ii) concert houses, (iii) convention spaces, (iv) auditoriums, (v) playhouses, (vi) bowling alleys, (vii) arcades, and (viii) indoor amusement facilities, subject to applicable legal requirements (including, without limitation, emergency orders). In addition, indoor consumption of food and beverages is allowed in all of such businesses, in addition to in casinos which were previously permitted to re-open, in each case, in accordance with applicable legal requirements (including, without limitation, emergency orders).
- <https://www.miamidade.gov/information/library/emergency-order-28-20-amendment-1.pdf>

September 12, 2020 - Miami-Dade County Amendment to Emergency Order 27-20:

- Effective September 14, 2020, the County wide curfew is 11:00 p.m. instead of 10:00 p.m.

<http://www.miamidade.gov/information/library/coronavirus-emergency-order-27-20-amendment-2.pdf>

September 12, 2020- Miami-Dade County Emergency Order 29-20:

- Effective September 14, 2020, Emergency Order 05-20 and Emergency Order 21-20, as each were amended, are cancelled and, such Emergency Orders are replaced with Emergency Order 29-20 which provides for revised rules related to (i) operations of parks (including, without limitation, allowing for limited competitive play, but not organized inter-team sports or league games), (ii) standards for tour boats, other non-fishing charter vessels and provides for revised maximum occupancy standards for vessels larger than 36 feet, (iii) operations of outdoor amusement and outdoor recreational facilities, with social distancing restrictions and (iv) operations of common use moped, motorized scooter, bicycle or motorized bicycle or micromobility devices.

<http://www.miamidade.gov/information/library/coronavirus-emergency-order-29-20.pdf>

September 9, 2020 - Miami-Dade County Amendment to Emergency Order 27-20:

- Effective September 10, 2020, people are allowed to be out after curfew if they are traveling to or from (i) sporting events sponsored by the NCAA, Major League Baseball, National Football League, or any other national professional sports league or organization or (ii) religious services.

<http://www.miamidade.gov/information/library/coronavirus-emergency-order-27-20-amendment-1.pdf>

August 28, 2020 - Miami-Dade County Amendment to Emergency Order 28-20:

- Effective as of August 31, 2020, Emergency Order 23-20 (which was issued on May 15, 2020; see note on Executive Order 23-20 below) and Executive Order 26-20 (which was issued on July 2, 2020; see note on Executive Order 26-20 below), and replaces those orders with Emergency Order 28-20, which, among other things, (a) allows indoor dining restaurants to operate at 50% capacity, with six people maximum at a table, so long as social distancing and facial covering requirements are satisfied, and, while people are in establishments, HVAC systems are run with the fans “on” and doors and windows are kept open to maximize the circulation of fresh air and (b) provides Casinos may remain open following rules put in place, provided that food and beverages may only be consumed in designated areas and are prohibited at the gaming tables or slot machines.

<https://miamidade.gov/information/library/coronavirus-emergency-order-28-20.pdf>

July 7, 2020 - Miami-Dade County Amendment No. 2 to Emergency Order 26-20:

- Effective as of July 9, 2020, Emergency Order 26-20 (issued July 2, 2020; see summary below) is amended to, among other things, (a) close banquet halls, both stand alone and incident to any hotel or other establishment, and ballrooms, both stand alone and incident to any hotel or other establishment; (b) require masks or facial coverings to be worn when inside gyms and fitness centers; (c) limit restaurants and cafeterias to outdoor service only for on-site consumption between the hours of 6:00 a.m. and 10:00 p.m. each day, and require that such outdoor on-premises service cease at 10:00 p.m., but to provide that such establishments may operate their kitchens between the hours of 10:00 p.m. each night and 6:00 a.m. the next morning only for the purpose of providing delivery, pick-up, room service,

or take out services; and (d) to further impose a maximum daytime and overnight occupancy for short-term vacation rentals of up to a maximum of two persons per bedroom plus two additional persons per property not to exceed a maximum of ten persons, and to prohibit new rental agreements entered into except on a monthly basis.

<https://www.miamidade.gov/information/library/07.07.20-amendment-2-to-26-20.pdf>

July 3, 2020 - Miami-Dade County Amendment No. 1 to Emergency Order 26-20:

- Commencing as of July 4, 2020, Miami-Dade County amends Emergency Order 26-20 (issued July 2, 2020; see summary below) to close outdoor amusement facilities, adult theaters, special cabarets, and unlicensed massage establishments.

<https://www.miamidade.gov/information/library/07.03.20-amendment-1-to-emergency-order-26-20.pdf>

July 2, 2020- Miami-Dade County Emergency Order 27-20:

- Commencing as of July 3, 2020, Miami-Dade county has ordered that a curfew be imposed for all of Miami-Dade County, including incorporated and unincorporated areas, effective from 10 p.m. each night through 6 a.m. the next morning, until cancelled or revised.

<https://www.miamidade.gov/information/library/07.02.20-emergency-order-27-20.pdf>

July 2, 2020- Miami-Dade County Emergency Order 26-20:

- Commencing as of July 3, 2020, Miami-Dade County orders that all of the following shall be closed in the county: movie theaters, concert houses, auditoriums, playhouses, bowling alleys, arcades, indoor amusement facilities, and casinos (except casinos on sovereign tribal land).

<https://www.miamidade.gov/information/library/07.02.20-emergency-order-26-20.pdf>

July 2, 2020 - Miami-Dade County Amendment to Emergency Order 20-20:

- Effective as of July 2, 2020, Emergency Order 20-20 is amended to state that all persons throughout Miami-Dade County shall wear a mask or other facial covering when in public. Some exceptions apply as designated in the Emergency Order (e.g. while eating or participating in strenuous exercise).

<https://www.miamidade.gov/information/library/coronavirus-emergency-order-20-20-amendment-1.pdf>

June 30, 2020 - Miami-Dade County Amendment to Emergency Order 25-20:

- Effective as of July 3, 2020, Emergency Order 25-20 is replaced and restated in whole to require, among other things, that hotels, motels and commercial lodging establishments from July 3, 2020 until July 6, 2020 to (a) close pools between the hours of 8 p.m. each night and 6 a.m. the next morning; (b) limit the use of pools to guests staying in rooms at the establishment, and overall capacity to 50 percent of the pool deck capacity; (c) not permit alcohol consumption or sales on pool decks prior to 11 a.m.; (d) only permit guests staying at the establishment to access rooms, and to strictly observe room occupancy limits; and (e) to state that hotels, motels, and commercial lodging establishments which violate those requirements shall close their pool and pool deck until 12:01 a.m., July 7, 2020.

<https://www.miamidade.gov/information/library/coronavirus-emergency-order-25-20-amendment-1.pdf>

June 30, 2020 - Miami-Dade County Amendment to Emergency Order 23-20:

- Effective as of July 1, 2020, Emergency Order 23-20 (which was issued on May 15, 2020; see note on Executive Order 23-20 below) is amended to provide, among other things, that restaurants and other food service establishments with seating for more than eight people shall close for on-premises dining between 12:01 a.m. and 6 a.m. each day. Notwithstanding the foregoing, such establishments may operate their kitchens for the purpose of providing delivery services, pick-up or take out services. Employees, janitorial personnel, contractors, and delivery personnel shall be allowed access to such establishments at all times.

<https://www.miamidade.gov/information/library/06.30.20-amendment-5-to-emergency-order-23-20-with-exhibits.pdf>

June 28, 2020 - Miami-Dade County Amendment to Emergency Order 23-20:

- Effective as of June 29, 2020, Emergency Order 23-20 (which was issued on May 15, 2020; see note on Executive Order 23-20 below) is amended to, among other things, (a) make changes to the attestation process for establishments that are in violation of such Emergency Order, (b) prohibit any establishment permitted to open and that serves alcohol from selling alcohol for on-site consumption between the hours of 12:01 a.m. and 6 a.m. each day and (c) affirming that hookah lounges must remain closed.

<https://www.miamidade.gov/information/library/06.28.20-emergency-order-23-20-amendment-4.pdf>

June 28, 2020 - Miami-Dade County Amendment to Emergency Order 25-20:

- Effective as of July 3, 2020 and extending through 11:59 p.m., Monday, July 6, 2020 and notwithstanding any other emergency order to the contrary, all public and private beaches shall be closed in Miami-Dade County. Additionally, no parades shall be allowed during this time period. Municipal firework shows may take place during this time period but only in strict compliance with the social distancing and facial covering requirements of prior Emergency Orders and all parks must close by 8 p.m.

<https://www.miamidade.gov/information/library/coronavirus-emergency-order-25-20.pdf>

June 19, 2020 - Miami-Dade County Amendment to Emergency Order 23-20:

- Effective as of June 20, 2020, Emergency Order 23-20 (which was issued on May 15, 2020; see note on Executive Order 23-20 below) is amended to state that an establishment that falls out of compliance with the Emergency Order shall immediately close, and that such business may reopen only upon (1) taking 24 hours to review this order and taking all necessary measures to come into compliance with its requirements; and (2) executing an attestation demonstrating that the review has been completed and the measures have been taken, and submitting the executed affidavit by email to IMT@mdpd.com or by mail to the Special Patrol Bureau/Incident Management Team.

<https://www.miamidade.gov/information/library/06.19.20-emergency-order-23-20-amendment-3.pdf>

June 4, 2020 – Miami-Dade County Amendment to Emergency Order 23-20:

- Effective as of June 8, 2020, Dade County will allow banquet halls, gyms, fitness centers, summer camps, youth activities, massage studios or parlors, and tattoo parlors to re-open if operated in accordance with the "Moving to A New Normal Handbook" and Emergency Order 23-20 (which was issued on May 15, 2020; see note on Executive Order 23-20 below); and

provides a process for the opening of movie theaters, bowling alleys, amusement facilities, casinos, and other high risk but individually unique entertainment establishments.

<https://www.miamidade.gov/information/library/06.04.20-amendment-2-to-emergency-order-23-20.pdf>

June 4, 2020 – Miami-Dade County Amendment to Emergency Order 21-20:

- Effective as of June 8, 2020, Dade County will allow the opening of dog parks and will allow summer camps and youth sports to be conducted in conformance with Emergency Order 23-20 (which was issued on May 15, 2020; see note on Executive Order 23-20 below), as amended (which was amended on June 4, 2020; see note on Amendment to Executive Order 23-20 above), and the “Moving to A New Normal Handbook”.

<https://www.miamidade.gov/information/library/06.04.20-amendment-2-to-emergency-order-21-20.pdf>

May 31, 2020- Miami-Dade County Emergency Order 24-20:

- Effective as of June 1, 2020, Dade County will permit the opening of banquet facilities and other event venues so long as operated at 50% of their rated capacity, and public pools, including pools in municipal parks, in each case, so long as operated in accordance with Emergency Order 23-20 (which was issued on May 15, 2020; see note on Emergency Order 23-20 below). In addition, Dade County has cancelled the following Emergency Orders: (i) Emergency Order 02-20 (asking certain establishments to close between 11pm and 6am), (ii) Emergency Order 03-20 (closing restaurants for dine-in service), (iii) Emergency Order 04-20 (prohibiting gatherings of more than 10 people); (iv) Emergency Order 06-20 (closing public parks to public); (v) Emergency Order 07-20 (closing non-essential businesses); (vi) Emergency Order 13-20 (requiring social distancing); (vii) Emergency Order 15-20 (closing common use amenities); (viii) Emergency Order 17-20 (limiting dine-in capacity in certain establishments); and (ix) Emergency Order 09-20 (concerning transient lodging, but providing short term vacation rentals must operate in accordance with specific requirements).

<http://www.miamidade.gov/global/initiatives/coronavirus/emergency-orders.page>

May 15, 2020- Miami-Dade County Emergency Order 23-20:

- Effective as of May 18, 2020, Dade County will permit the opening of all retail and commercial establishments (except for bars, pubs, night clubs, banquet halls, cocktail lounges, cabarets, and breweries (except for take-out or delivery services as authorized by prior Emergency Order), movie theaters, concert houses, auditoriums, playhouses, bowling alleys, arcades, gymnasiums, fitness studios, hotels and commercial lodging establishments (except as operated pursuant to previous Emergency Order), pools and hot tubs (except as authorized pursuant to previous Emergency Order), tattoo parlors and massage parlors) in Dade County, provided that such retail and commercial establishments comply with all rules and requirements set forth in Emergency Order 23-20.

<https://www.miamidade.gov/information/library/coronavirus-emergency-order-23-20.pdf>

April 27, 2020- Miami-Dade County Emergency Order 21-20:

- Effective as of April 29, 2020, Dade County has ordered the re-opening, with social distancing restrictions, of parks, golf courses, marinas and boat ramps.
<https://www.miamidade.gov/information/library/04.27.20-emergency-order-21-20.pdf>

April 9, 2020- Miami-Dade County Emergency Order 20-20:

- Dade County has ordered all persons working in or visiting grocery stores, restaurants, pharmacies, construction sites, public transit vehicles, vehicles for hire, and locations where social distancing measures are not possible to wear facial coverings as defined by the Centers for Disease Control. This order will remain effective through the expiration of the Miami Dade County State of Local Emergency.

<https://www.miamidade.gov/information/library/04.09.20-emergency-order-20-20.pdf>

April 2, 2020- Miami-Dade County Emergency Order 17-20:

- Dade County has ordered essential commercial and retail establishments that provide unpackaged foods for consumption to limit capacity to 50% of their maximum occupancy and monitor entrances and exits in areas where food is sold at all times. The county has also ordered closing of salad bars, self-serve food stations (except pre-packaged grab and go items) and encourages sanitary practices for employees and customers (including the wearing of masks, which had previously been discouraged). This order will remain effective through the expiration of the Miami Dade County State of Local Emergency.

<https://www.miamidade.gov/information/library/coronavirus-emergency-order-17-20-unpackaged-food-sales.pdf>

March 28, 2020- Miami-Dade County Emergency Order 15-20:

- Dade County has ordered the closure of all common-use amenities at commercial and non-commercial locations, including but not limited to all pools, hot tubs, golf courses, tennis courts, basketball courts, fitness centers, and gymnasiums. Such closures will be effective through the expiration of the Miami Dade County State of Local Emergency.

<https://www.miamidade.gov/information/library/coronavirus-emergency-order-15-20-amenities.pdf>

March 28, 2020- Miami-Dade County Emergency Order 14-20:

- Dade County has suspended all laws, statutes, codes and regulations relating to County employees performing building code functions, including, but not limited to, the review of plans, issuance of permits, performance of inspections and issuance of certificates of occupancy and completion and temporary certificates of occupancy, and all activities related thereto. County employees are not providing building code inspection services to the public except in accordance with the provisions of the order, and the order details a modified process for building inspections other than for the final inspection, while the order is in effect.

<https://www.miamidade.gov/information/library/coronavirus-emergency-order-14-20-building-code-functions.pdf>

March 26, 2020 – Miami-Dade County Emergency Order 12-20 (Safer at Home Order):

- Effective through April 2, 2020, except for essential business/activities, all residents in Miami-Dade County are urged to stay at home. Construction, building management and maintenance, banks and related financial institutions, architectural, engineering, or land surveying businesses, mail/delivery services, hotels and commercial lodges are among business activities that are considered “essential”.

<https://www.miamidade.gov/global/initiatives/coronavirus/emergency-orders.page>

March 24, 2020 – City of Miami, Shelter in Place Order

- City of Miami has ordered all residents to shelter in place and remain at home until further notice, effective as of March 24, 2020 at 11:59 pm (local time) and has prohibited all non-essential travel within the City of Miami with exceptions for travel related to essential retail establishments such as grocery stores and pharmacies and to engage in outdoor recreational activities, so long as not in places that have been closed to the public and so long as social distancing measures are exercised at all times.

<https://www.miamigov.com/Notices/News-Media/City-of-Miami-Orders-Residents-to-Shelter-in-Place>

March 26, 2020 – City of Miami, Citywide Nightly Curfew

- Beginning on March 27, 2020 and until further notice, the City of Miami Police Department will enforce a nightly curfew running from 10:00 p.m. to 5:00 a.m. The only exceptions for movement within the city during such times are due to medical emergencies, resident travel to essential workplaces, dog walking (within 250 feet of home), and for food delivery services.

<https://www.miamigov.com/Notices/News-Media/City-of-Miami-Implements-Citywide-Curfew>

City of Orlando; Orange County

May 8, 2020 – Orange County (Orlando) – Terminating Curfew Order:

- Mayor Jerry Demings issued Emergency Executive Order Number 2020-14 terminating the Orange County curfew effective Monday, May 11, 2020, at 5:01 a.m.

<http://www.ocfl.net/portals/0/library/Emergency-Safety/docs/coronavirus/2020-14%20EEO%20-%20End%20of%20Curfew.pdf>

May 1, 2020 – Orange County (Orlando) – Reopening Orange County Order:

- Mayor Jerry Demings issued Emergency Executive Order Number 2020-12 that, among other things, establishes additional requirements for the operation in Orange County of essential businesses and services that are allowed to reopen or resume, as applicable, pursuant to Executive Order Number 20-112 issued by the Governor of Florida (which was issued on April 29, 2020; see note on Executive Order 20-112 above).

<https://www.orangecountyfl.net/portals/0/library/Emergency-Safety/docs/coronavirus/OC-EO-20-12.pdf>

March 26, 2020 - Orange County (Orlando) – Stay at Home Order:

- Effective through April 9, 2020, except for essential activities, residents are ordered to remain in their residence. Healthcare facilities, banks and related financial institutions, construction sites, licensed contractors and other maintenance personnel, mailing and shipping services, architectural, engineering, and land survey services are all considered “essential”.

<https://www.orangecountyfl.net/portals/0/library/Emergency-Safety/docs/coronavirus/Orange%20County%20Executive%20Order%202020-05.pdf>

March 20, 2020 - Orange County (Orlando) – Nightly Curfew:

- Effective March 20, 2020 and until further notice, all of Orange County is subject to a nightly curfew from 11:00 P.M. until 5:00 A.M, except for individuals commuting to and from places of employment, the provision of emergency services, medical patients, utility repairs, state and local government employees providing services, and emergency calls by physicians within the curfew area.

<https://www.orangecountyfl.net/Portals/0/Library/Emergency-Safety/docs/coronavirus/Orange%20County.%20Florida%20Emergency%20Executive%20Order%20No.%202020-03.pdf>

COURT ACCESS /JUDICIAL PROCESS LIMITATIONS

State

- See following links for information about COVID-19 related orders applicable to proceedings in state courts:

<https://www.floridasupremecourt.org/Emergency>

<https://www.floridasupremecourt.org/content/download/631996/7181425/AOSC20-15.pdf>

<https://www.flcourts.org/Resources-Services/Emergency-Preparedness/Administrative-Orders>

Federal

- See following links for information about COVID-19 related orders applicable to proceedings in Federal courts:

<https://www.uscourts.gov/news/2020/03/12/judiciary-preparedness-coronavirus-covid-19>

<https://www.uscourts.gov/about-federal-courts/court-website-links/court-orders-and-updates-during-covid19-pandemic>

RECORDING/FILING OFFICE LIMITATIONS

- Below is a link to relevant information about recording offices prepared by the American Land Title Association.

<https://www.alta.org/business-tools/county-status.cfm?state=FL>

- Below are links to relevant information about filing offices prepared by CT Corporation System and Corporation Service Company.

<https://ct.wolterskluwer.com/covid-19-status?v=794331>

<https://www.cscglobal.com/blog/covid-19-state-closings/>

REMOTE NOTARIZATION

- In the State of Florida pursuant to Florida statute, any document requiring notarization may be notarized by a qualified Florida notary public, so long as such notarization is performed pursuant to the applicable administrative rules (which generally allows for the use of audio-video technology in lieu of the signatory being in the physical presence of the notary).

<http://m.flsenate.gov/Statutes/117.021>; <https://www.flrules.org/gateway/ruleNo.asp?id=1N-7.001>
