



Orange County Comptroller
Phil Diamond, CPA
Official Records Department

NOTICE

UNRECORDABLE DOCUMENTS OR INSTRUMENTS

The Orange County Comptroller cannot accept documents or instruments for recording in the Official Records which are not authorized by Florida State Statutes.

Pursuant to Section 28.222, Florida Statutes, the clerk of the circuit court (the comptroller in Orange County per Laws of Florida 72-461) is the recorder of all instruments that may be required or authorized by law to be recorded in Orange County.

Florida Statutes can be viewed on the web at <http://www.leg.state.fl.us/Statutes>.

Additionally, the Florida Attorney General addressed the recorder's ministerial role as it relates to recording and the prescribed authority regarding what instruments may be accepted for recording into the Official Records. Please see Florida Attorney General Advisory Opinion (AGO) 90-69 & 2005-17.

"The statutory direction that only those instruments required or authorized by law may be recorded constitutes a prohibition against recording other types of instruments."

AGOs can be viewed on the web at <http://myfloridalegal.com/ago.nsf/Opinions>

If your document or instrument was refused for recording and you feel that it should be accepted, please provide the legal authority that requires or authorizes recording in the Official Records.

Thank you for your cooperation and understanding.

David Rooney
Official Records Manager