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IT'S THE LAW!

DID YOU KNOW THAT, IN FLORIDA...

REMOTE ONLINE NOTARIZATIONS can be done, but they aren't easy. Florida Statute § 117.201 to 117.305 went into effect on January 1, 2020. These provisions authorize Florida notaries to perform online remote notarizations after they complete an application and training course. An online Notary may notarize an electronic signature. There is a lot fine print though, so before setting up a remote Will signing, understand the details.

There are two types of **FLORIDA HOMESTEAD EXEMPTIONS**: 1) Homestead Exemption for real property tax purposes which caps the owner's tax liability; and 2) Homestead Exemption for asset protection purposes which prevents general creditors (with a few exceptions) from forcing the sale of your principal residence to pay outstanding debt.

An Estate's **EXECUTOR** is referred to as a **PERSONAL REPRESENTATIVE ("PR")**. Often, the PR applies for an Employer Identification Number ("*EIN*") for Tax filing purposes because the person who died (**DECEDENT**) is no longer the tax payer - the Estate is - and, therefore, the *Decedent's* Social Security Number is no longer a valid identifier.

In order to form a **CORPORATION**, *Articles of Incorporation* must be filed in the office of the *Department of State* and at least one person must be the Incorporator. Corporations may be organized for any lawful purpose.

In a Divorce action, there is no "*community property*." Florida courts follow the doctrine of **EQUITABLE DISTRIBUTION** when dividing marital assets, which means that the distribution of assets is supposed to be "fair", albeit not necessarily equal. With both distribution methods, each spouse receives some share of marital property. The difference between the two methods is *how* the Court determines each spouse's share of marital property.

JUPITER LAW CENTER is a private neighborhood law firm located in the RiverPlace Professional Center, 1003 W. Indiantown Road, Suite 210, Jupiter, FL. (561) 744 - 4600, jupiterlawcenter.com. The firm provides peace of mind by solving problems with integrity and compassion in the areas of Estate Planning (*Wills & Trusts, Powers of Attorney, Health Care Surrogates, Living Wills, Probate Estates, Succession Planning, Contracts & Purchase/Sale Agreements*), Family Law (*Divorce, Paternity, Child Support & Time Sharing, Alimony, Property Distribution, Modifications, Collaborative Law, Pre/Post Nuptial Agreements*) and Real Estate (*Community Association Law, Residential & Commercial Transactions, Deeds, Closings*).