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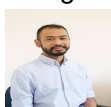
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Commercial Real Estate Broker Lien Act
Act 34 of 1998
68 F.S. §§ 1051 - 1063

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§ 101. Short title.

This act shall be known and may be cited as the Commercial Real Estate Broker Lien Act.

§ 102. Definitions.

The following words and phrases when used in this act shall have the meanings given to them in 68-102, unless the context clearly indicates otherwise:

"Broker." A person who is listed under the title of this Commercial Lien Act as a real estate broker.

"Commercial real estate." Any real estate other than:

- (1) Real estate consisting of, or in, the residential zone;
- (2) Real estate that is used for agricultural purposes and that is not subject to management of title coverage upon the recording of all or any portion of the real estate to provide for agricultural use.

The term does not include single-family residential units or buildings that are, or are intended to be, used as homes or places of habitation for the individual or domestic commercial use of one or more family units, or are part of a larger building or parcel of real estate containing more than three residential units.

§ 103. Rights to lien.

A broker, and an employee of a broker, shall have a lien in the amount of the compensation agreed upon by and between the broker and the broker's client upon commercial real estate or any interest in such commercial real estate.

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