

**IN THE CIRCUIT COURT OF THE SEVENTEENTH  
JUDICIAL CIRCUIT IN AND FOR BROWARD COUNTY, FLORIDA**

*Administrative Order Nos. 2023-16-Civ / 2023-17-CO  
(Amendment 2)*

**CASES INVOLVING REAL PROPERTY AND ALLEGATIONS OF  
FRAUD AND/OR FORGED DOCUMENTS**

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- (a) Pursuant to Article V, section 2(d) of the Florida Constitution and section 43.26, Florida Statutes, the chief judge of each judicial circuit is charged with the authority and power to do everything necessary to promote the prompt and efficient administration of justice.
  - (b) Florida Rule of General Practice and Judicial Administration 2.215(b)(3) states the chief judge “shall, considering available resources, ensure the efficient and proper administration of all courts within [this] circuit.”
  - (c) Florida Rule of General Practice and Judicial Administration 2.215(b)(4) authorizes the chief judge to assign cases to a judge or judges for the preparation of opinions, orders, or judgments.
  - (d) The number of instances of individuals recording false or fraudulent documents pertaining to real property has increased, and such matters, when properly brought to the Court’s attention in existing or pending litigation, should be given expedited treatment.
  - (e) In accordance with the authority vested in the chief judge pursuant to Article V, section 2(d) of the Florida Constitution, section 43.26, Florida Statutes, and Florida Rule of Judicial Administration 2.215, it is hereby **ORDERED**:
- (1) The following civil actions shall be expedited for hearing and final resolution when there are allegations of deed irregularity, fraud, and/or forged documents pertaining to the ownership of real property:
- a. Quiet title actions
  - b. Unlawful detainer actions under Chapter 82, Florida Statutes
  - c. Declaratory Judgment actions

- d. Actions for possession of real property, whether by ejectment or eviction
  - e. Actions involving disputed claims of title to real property
  - f. Any other action, regardless of designation, where there are allegations of deed irregularity, fraud, and/or forged documents pertaining to the ownership of real property.
- (2) Any action satisfying the above criteria and which involves a claim or claims to surplus funds in the court registry on account of the sale of the subject real property shall also be expedited for hearing and final resolution.
- (3) Any county or circuit court judge may, *sua sponte* or upon a properly filed motion by any interested party, issue an order reassigning an action satisfying the criteria listed in paragraphs (1) and (2) above to Division (03). The Clerk of Court shall retain the originating case number upon receipt of the reassignment order and no fees shall be charged for the reassignment to Division (03). Upon reassignment of any action to Division (03), the matter shall be expedited on the Court's docket.
- (4) Regardless of division assignment, consideration shall be given to requiring in person attendance at all hearings in cases satisfying the above criteria. This provision should not be read, however, as prohibiting a judicial officer from hearing any matter referenced herein via communication equipment, either in the judicial officer's discretion or based on a properly filed request pursuant to Florida Rule of General Practice and Judicial Administration 2.530.
- (5) This Administrative Order shall not be read to affect the applicability of the summary procedures set forth in section 51.011, Florida Statutes.
- (6) This Administrative Order supersedes and vacates Administrative Order 2023-16-Civ/2023-17-CO (Amendment 1).

**DONE AND ORDERED** in Chambers, Fort Lauderdale, Broward County, Florida, this 3<sup>rd</sup> day of April, 2024.

/s/ Jack Tuter  
Jack Tuter, Chief Judge