

## WFG Informational Bulletin

To: All Florida Policy Issuing Agents of WFG National Title Insurance Company  
From: WFG Underwriting Department  
Date: June 21, 2017  
Bulletin No: FL2017-12  
Subject: Association Estoppel Certificates

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On June 14, 2017, the Florida Governor approved Senate Bill 398, the Association Estoppel Certificate Bill, which will be effective on July 1, 2017. A summary of the provisions contained in the Bill is, as follows:

1. The Association has 10 business days after receiving a request for an Estoppel Certificate to issue the Certificate;
2. The Estoppel Certificate is effective for 30 days (35 days if mailed by the Association);
3. The Fee to prepare the Estoppel Certificate:
  - a. A maximum of \$250 if the owner's account is not delinquent;
  - b. If the account is delinquent, an additional \$150 may be added to the preparation fee;
  - c. If expedited delivery of the Estoppel Certificate is requested, an additional \$100 may be added to the fee and the Estoppel Certificate would be delivered in 3 business days if the Association is able to produce the certificate in that time period;
  - d. The Bill contains a cap on the fee charged for multiple Certificates for owners of multiple units / properties;
4. The Bill contains a detailed Form for the information required to be included in the Estoppel Certificate;
5. The Association is required to post on its website the name of the person or entity to whom estoppel certificate requests may be sent to including the mailing or email address for that person or entity.

A copy of the Bill is attached hereto  
[Estoppel Certificate Bill](#)

*Information Bulletins are designed to provide our agents with information we think will help in managing their business or just being better title professionals, but which does not rise to the level of being an underwriting mandate and are not within the scope of the agency agreement.*