

Directory of Services

Emergency	911
Lee County Sheriff's Office	(239) 477-1000
LCSO Victim Advocates Unit	(239) 258-3280
State Attorney's Office	(239) 533-1000
Florida Abuse Registry	(800) 96ABUSE or (800) 962-2873
Lee County Domestic Violence (protection orders)	(239) 533-2884

Online Resources

In Lee County, the Sheriff's Office is responsible for serving civil process originating from the Supreme Court, Circuit Court, County Courts, Board of County Commissioners, local government code enforcement boards, and other governmental agencies as may be provided by law.

Links

www.sheriffleefl.org/civil/

www.leeclerk.org/departments/courts/evictions

www.leecountylegalaid.org/

www.floridabar.org/public/consumer/consumer004/

LCSO CIVIL DIVISION PROPERTY RIGHTS



CIVIL DIVISION

239-477-1353

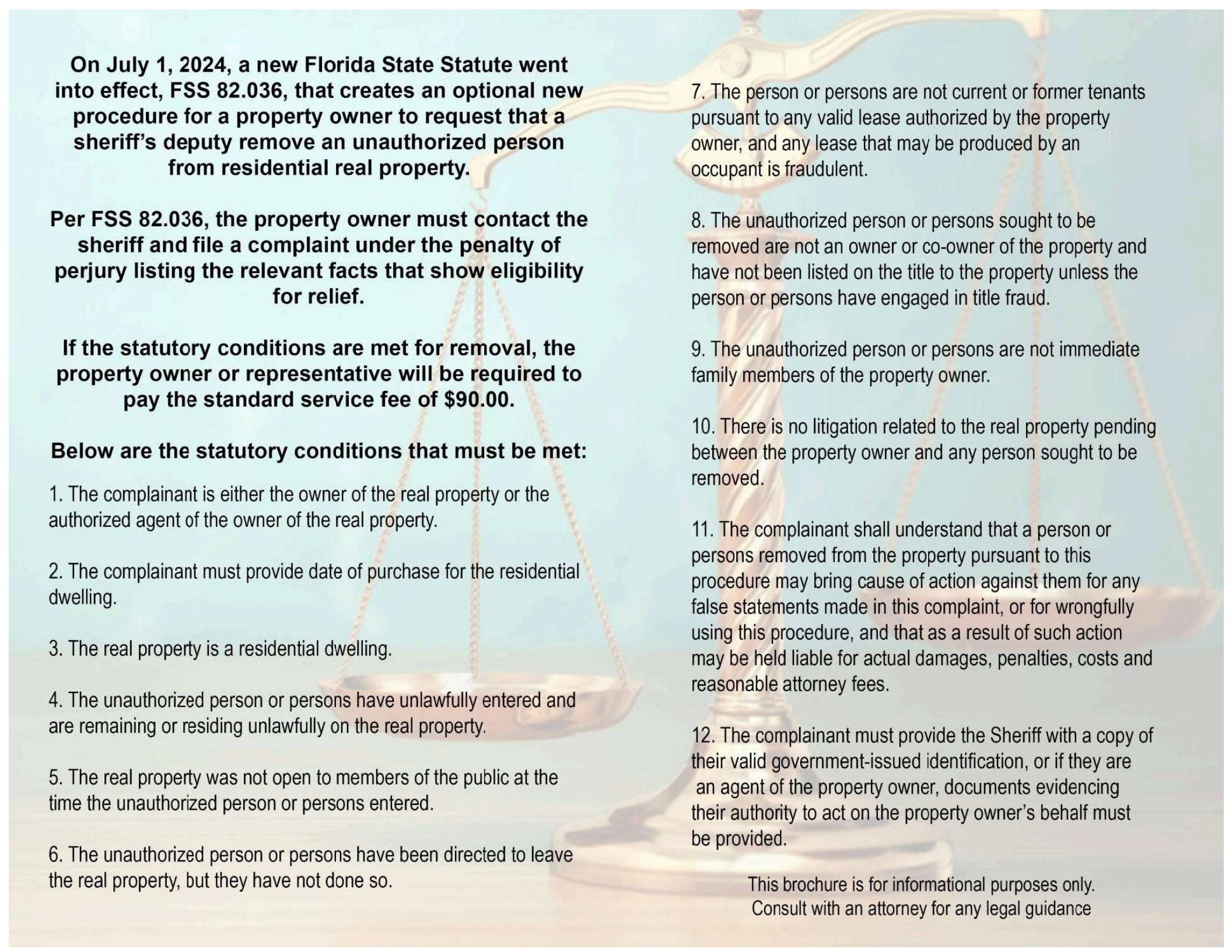
**2702 VICTORIA AVENUE
FORT MYERS, FL 33901**

"Proud to Serve"

EMERGENCY DIAL 911

NON-EMERGENCY (239) 477-1000

**THE LEE COUNTY SHERIFF'S OFFICE IS AN EQUAL
OPPORTUNITY PROVIDER AND EMPLOYER.**



On July 1, 2024, a new Florida State Statute went into effect, FSS 82.036, that creates an optional new procedure for a property owner to request that a sheriff's deputy remove an unauthorized person from residential real property.

Per FSS 82.036, the property owner must contact the sheriff and file a complaint under the penalty of perjury listing the relevant facts that show eligibility for relief.

If the statutory conditions are met for removal, the property owner or representative will be required to pay the standard service fee of \$90.00.

Below are the statutory conditions that must be met:

1. The complainant is either the owner of the real property or the authorized agent of the owner of the real property.
2. The complainant must provide date of purchase for the residential dwelling.
3. The real property is a residential dwelling.
4. The unauthorized person or persons have unlawfully entered and are remaining or residing unlawfully on the real property.
5. The real property was not open to members of the public at the time the unauthorized person or persons entered.
6. The unauthorized person or persons have been directed to leave the real property, but they have not done so.

7. The person or persons are not current or former tenants pursuant to any valid lease authorized by the property owner, and any lease that may be produced by an occupant is fraudulent.
8. The unauthorized person or persons sought to be removed are not an owner or co-owner of the property and have not been listed on the title to the property unless the person or persons have engaged in title fraud.
9. The unauthorized person or persons are not immediate family members of the property owner.
10. There is no litigation related to the real property pending between the property owner and any person sought to be removed.
11. The complainant shall understand that a person or persons removed from the property pursuant to this procedure may bring cause of action against them for any false statements made in this complaint, or for wrongfully using this procedure, and that as a result of such action may be held liable for actual damages, penalties, costs and reasonable attorney fees.
12. The complainant must provide the Sheriff with a copy of their valid government-issued identification, or if they are an agent of the property owner, documents evidencing their authority to act on the property owner's behalf must be provided.

This brochure is for informational purposes only.
Consult with an attorney for any legal guidance