

ADMINISTRATIVE ORDER  
NO. 2021-27-01

IN THE CIRCUIT COURT OF THE  
NINTH JUDICIAL CIRCUIT, IN AND  
FOR ORANGE AND OSCEOLA  
COUNTIES, FLORIDA

**AMENDED ADMINISTRATIVE ORDER GOVERNING WRITS OF POSSESSION  
FOLLOWING FINAL JUDGMENT OF EVICTION**

Florida Rule of Civil Procedure 1.570 requires final judgments entered in residential eviction cases to include language directing the clerk of court to issue a writ of possession and deliver it to the Sheriff for execution. In some instances, following a final judgment for eviction, the landlord may delay submission of the proposed writ to the clerk of court for an extended period.

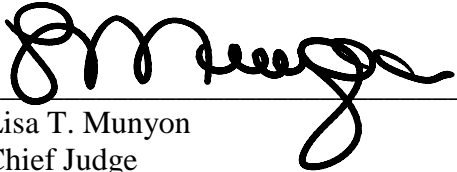
By the power vested in the chief judge under Article V, section 2(d) of the Florida Constitution, section 43.26, Florida Statutes, and Rule 2.215 of the Florida Rules of General Practice and Judicial Administration, effective **immediately**, to continue until further order and superseding any provisions in prior Administrative Orders that may be inconsistent, it is **ORDERED**:

The Orange County Clerk of Court and the Osceola County Clerk of Court shall not issue any writ of possession if the Final Judgment or order authorizing the writ of possession issued more than sixty (60) days before submission of the proposed writ of possession. In this case, the plaintiff/landlord must obtain a court order authorizing the execution and/or issuance of the writ of possession or file a subsequent eviction action. Any writ of possession which is issued sixty (60) days after the Final Judgment or order authorizing the writ of possession, is stale and therefore facially deficient unless accompanied by an order as referenced above.

The Orange County Sheriff's Office and the Osceola County Sheriff's Office shall not execute any writ of possession that is received by their respective agency more than thirty (30) days past the date of issuance of the writ. In those instances where the plaintiff/landlord obtains the writ of possession from the Clerk of Court to execute, the plaintiff/landlord shall not execute any writ of possession that is more than thirty (30) days past the date of issuance of the writ. In such cases, the plaintiff/landlord must obtain a court order authorizing the execution and/or re-issuance of the writ of possession or file a subsequent eviction action. Any writ of possession which is not executed within thirty (30) days after issuance is stale and therefore facially deficient unless accompanied by an order as referenced above.

Administrative Order 2021-27 is vacated and set aside except to the extent that it has been incorporated and/or amended herein. Vacating an Administrative Order that vacates a prior Order does not revive the prior Order.

**DONE AND ORDERED** at Orlando, Florida, this 31<sup>st</sup> day of January, 2022.

  
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Lisa T. Munyon  
Chief Judge

Copies provided to:

Clerk of Court, Orange County  
Clerk of Court, Osceola County  
General E-Mail Distribution List  
<http://www.ninthcircuit.org>