



June 18, 2021

**RE: WRIT OF POSSESSION PROCEDURES & MIAMI-DADE COUNTY EXPEDITED PROCESSING OPTION UPDATE**

Dear Valued Client:

We trust that this message finds you and yours well.

Slowly but surely, we are seeing positive movement and adjustments with regard to the Sheriff's processing, posting and execution of writs of possession. Of course, some counties are moving faster than others, but despite the backlog of cases, there is notable progress statewide.

As the sheriff's offices muddle through a high volume of pending cases, it is imperative that you are ready, available and responsive when they contact you to schedule the execution of a writ. Please be certain to timely respond to sheriff inquiries, and to be present at the time instructed. Failure to do so can result in a writ being returned to the court unexecuted, which can cause significant delays. Please know that the sheriff's office does not always contact our office prior to the posting or execution of a writ, and many times we are only notified after the fact. More times than not, they do not contact us ahead of time. When our offices are made aware in advance, you can expect us to reach out to you via email with scheduling instructions.

If you are a gated community, please be sure to grant access to the sheriff without delay. Additionally, you can expect to hear from the sheriff for scheduling via telephone. Failure to answer or return calls timely may result in a writ being returned to the courts unexecuted, which will again cause significant delays.

**Specific to Miami-Dade County Properties ONLY**

**Expedited Writ Processing:** Miami-Dade County just announced an update as to the pricing for expedited writ processing options, which is now more expensive. The expedited processing fee has increased to \$1,409.16, plus applicable courier fees. We suggest a case-by-case analysis to determine if this is a sensible option from a cost/benefit perspective. Should you decide to expedite a writ, we require written approval from executive management, such as a Regional Manager. If you elect to expedite, and the writ is stayed for any reason, including the last-minute filing of a CDC declaration, the additional writ cost for expediting may not be refundable.

**Rental Assistance:** Engagement in rental assistance programs will impact the processing of your eviction, including the execution of the writ. Please note, if you are not actively engaging in assistance, and do not have any desire to do so, please confirm such in writing to the following organizations at [erap@miamidade.gov](mailto:erap@miamidade.gov) and [csbinfo@mdpd.com](mailto:csbinfo@mdpd.com) and copy our office at [service@barfieldpa.com](mailto:service@barfieldpa.com). Your email must include the property name, tenant name, and tenant address. Failure to do so will likely cause additional delays in the processing of the writ.

As always, our highest priority remains to support you. Best wishes to you and yours for continued health and prosperity.

Warm Regards,  
Your Friends and Legal Support Team at Barfield, McCain, P.A.

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