

1 A bill to be entitled
 2 An act relating to notice of commencement
 3 requirements; amending s. 713.13, F.S.; requiring the
 4 Department of Business and Professional Regulation to
 5 furnish for distribution a uniform notice of
 6 commencement in a specified form; requiring certain
 7 persons to use such uniform notice of commencement;
 8 providing an effective date.

9

10 Be It Enacted by the Legislature of the State of Florida:

11

12 Section 1. Paragraph (d) of subsection (1) of section
 13 713.13, Florida Statutes, is amended to read:

14 713.13 Notice of commencement.—

15 (1)

16 (d) The Department of Business and Professional Regulation
 17 shall furnish for distribution a uniform a notice of
 18 commencement ~~must be~~ in ~~substantially~~ the following form, and an
 19 owner or an owner's authorized agent must use such uniform
 20 notice of commencement for the purposes of this subsection:

21 Permit No.....

Tax Folio No.....

22 NOTICE OF COMMENCEMENT

23 State of....

24 County of....

25 The undersigned hereby gives notice that improvement will be

26 | made to certain real property, and in accordance with Chapter
 27 | 713, Florida Statutes, the following information is provided in
 28 | this Notice of Commencement.

29 | 1. Description of property: ...(legal description of the
 30 | property, and street address if available)....

31 | 2. General description of improvement:.....

32 | 3. Owner information or Lessee information if the Lessee
 33 | contracted for the improvement:

34 | a. Name and address:.....

35 | b. Interest in property:.....

36 | c. Name and address of fee simple titleholder (if
 37 | different from Owner listed above):.....

38 | 4.a. Contractor: ...(name and address)....

39 | b. Contractor's phone number:.....

40 | 5. Surety (if applicable, a copy of the payment bond is
 41 | attached):

42 | a. Name and address:.....

43 | b. Phone number:.....

44 | c. Amount of bond: \$.....

45 | 6.a. Lender: ...(name and address)....

46 | b. Lender's phone number:.....

47 | 7. Persons within the State of Florida designated by Owner
 48 | upon whom notices or other documents may be served as provided
 49 | by Section 713.13(1)(a)7., Florida Statutes:

50 | a. Name and address:.....

51 b. Phone numbers of designated persons:.....
 52 8.a. In addition to himself or herself, Owner designates
 53 of to receive a copy of the Lienor's
 54 Notice as provided in Section 713.13(1)(b), Florida Statutes.

55 b. Phone number of person or entity designated by
 56 owner:.....

57 9. Expiration date of notice of commencement (the
 58 expiration date will be 1 year from the date of recording unless
 59 a different date is specified).....

60 WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE
 61 EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER
 62 PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA
 63 STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS
 64 TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND
 65 POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU
 66 INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN
 67 ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF
 68 COMMENCEMENT.

69 ... (Signature of Owner or Lessee, or Owner's or Lessee's
 70 Authorized Officer/Director/Partner/Manager)...

71 ... (Signatory's Title/Office)...

72 The foregoing instrument was acknowledged before me this
 73 day of, ...(year)...., by ...(name of person)... as ...(type
 74 of authority, . . . e.g. officer, trustee, attorney in
 75 fact)... for ...(name of party on behalf of whom instrument was

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76 | executed)....
77 | ...(Signature of Notary Public - State of Florida)...
78 | ...(Print, Type, or Stamp Commissioned Name of Notary Public)...
79 | Personally Known OR Produced Identification
80 | Type of Identification Produced.....
81 | Section 2. This act shall take effect July 1, 2023.