Bill No. <u>SB 2768</u>

	CHAMBER ACTION Senate House						
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⊥ 2	Comm: RCS . 04/16/2007 04:42 PM .						
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11	The Committee on Regulated Industries (Aronberg) recommended						
12	the following amendment:						
13							
14	Senate Amendment (with title amendment)						
15	On page 5, line 18, through						
16	page 12, line 27, delete those lines						
17							
18	and insert:						
19	2. A claimant, except a laborer, who is not in privity						
20	with the contractor shall, before commencing or not later than						
21	45 days after commencing to furnish labor, <u>services, or</u>						
22	materials <del>, or supplies</del> for the prosecution of the work,						
23	furnish the contractor with a <u>written</u> notice that he or she						
24	intends to look to the bond for protection. A claimant who is						
25	not in privity with the contractor and who has not received						
26	payment for his or her labor, <u>services, or</u> materials <del>, or</del>						
27	supplies shall deliver to the contractor and to the surety						
28	written notice of the performance of the labor or delivery of						
29	the materials or supplies and of the nonpayment. The notice of						
30	nonpayment may be served at any time during the progress of						
31	the work or thereafter but not before 45 days after the first $1$						
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1 furnishing of labor, services, or materials, and not later than 90 days after the final furnishing of the labor, 2 services, or materials by the claimant or, with respect to 3 4 rental equipment, not later than 90 days after the date that the rental equipment was last on the job site available for 5 use. Any notice of nonpayment served by a claimant who is not 6 7 in privity with the contractor which includes sums for retainage must specify the portion of the amount claimed for 8 retainage. No action for the labor, materials, or supplies may 9 10 be instituted against the contractor or the surety unless both 11 notices have been given. Notices required or permitted under this section may be served in accordance with s. 713.18. A 12 13 claimant may not waive in advance his or her right to bring an action under the bond against the surety. In any action 14 15 brought to enforce a claim against a payment bond under this section, the prevailing party is entitled to recover a 16 reasonable fee for the services of his or her attorney for 17 18 trial and appeal or for arbitration, in an amount to be 19 determined by the court, which fee must be taxed as part of 20 the prevailing party's costs, as allowed in equitable actions. 21 The time periods for service of a notice of nonpayment or for 22 bringing an action against a contractor or a surety shall be measured from the last day of furnishing labor, services, or 23 24 materials by the claimant and shall not be measured by other standards, such as the issuance of a certificate of occupancy 25 or the issuance of a certificate of substantial completion. 26 Section 2. Present subsections (12)-(28) of section 27 713.01, Florida Statutes, are redesignated as subsections 28 29 (13)-(29), respectively, a new subsection (12) is added to that section, and present subsection (12) of that section is 30 31 amended, to read: 2 10:09 AM 04/16/07 s2768c-ri27-r2c

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1	713.01 DefinitionsAs used in this part, the term:					
2	(12) "Final furnishing" means the last date that the					
3	lienor furnishes labor, services, or materials. Such date may					
4	not be measured by other standards, such as the issuance of a					
5	certificate of occupancy or the issuance of a certificate of					
6	final completion, and does not include correction of					
7	deficiencies in the lienor's previously performed work or					
8	materials supplied. With respect to rental equipment, the term					
9	means the date that the rental equipment was last on the job					
10	site and available for use.					
11	(13)(12) "Furnish materials" means supply materials					
12	which are incorporated in the improvement including normal					
13	wastage in construction operations; or specially fabricated					
14	materials for incorporation in the improvement, not including					
15	any design work, submittals, or the like preliminary to actual					
16	fabrication of the materials; or supply materials used for the					
17	construction and not remaining in the improvement, subject to					
18	diminution by the salvage value of such materials; and					
19	includes supplying <u>rental equipment</u> tools, appliances, or					
20	machinery used on the particular improvement to the extent of					
21	the reasonable rental value for the period of actual use (not					
22	determinable by the contract for rental unless the owner is a					
23	<del>party thereto)</del> , but does not include supplying handtools. The					
24	delivery of materials to the site of the improvement is prima					
25	facie evidence of incorporation of such materials in the					
26	improvement. The delivery of rental equipment to the site of					
27	the improvement is prima facie evidence of the period of the					
28	actual use of the rental equipment from the delivery through					
29	the time the equipment is last available for use at the site,					
30	or 2 business days after the lessor of the rental equipment					
31	receives a written notice from the owner or the lessee of the 3					
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1 rental equipment to pick up the equipment, whichever occurs 2 <u>first.</u> Section 3. Section 713.012, Florida Statutes, is 3 4 created to read: 713.012 Written notices, demands, or 5 requests. -- Notices, demands, or requests permitted or required 6 7 under this part, except any required by s. 713.14, must be in 8 writing. 9 Section 4. Section 713.015, Florida Statutes, is 10 amended to read: 713.015 Mandatory provisions for direct contracts.--11 (1) Any direct contract greater than \$2,500 between an 12 13 owner and a contractor, related to improvements to real property consisting of single or multiple family dwellings up 14 15 to and including four units, must contain the following provision printed in no less than 12-point <del>14-point</del>, 16 capitalized, boldfaced type on the front page of the contract 17 or on a separate page, signed by the owner, and dated: 18 19 ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 20 21 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR 22 PROPERTY OR PROVIDE MATERIALS <u>OR SERVICES</u> AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST 23 24 YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY 25 SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, 2.6 THOSE THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY 27 FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN 28 29 FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS 30 31 FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR 4 10:09 AM 04/16/07 s2768c-ri27-r2c

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1	LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A				
2	SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU				
3	SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS				
4	MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A				
5	WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS				
б	PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION				
7	LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN				
8	ATTORNEY.				
9	(2)(a) If the contract is written, the notice must be				
10	in the contract document. If the contract is oral or implied,				
11	the notice must be provided in a document referencing the				
12	contract.				
13	(b) The failure to provide such written notice does				
14	not bar the enforcement of a lien against a person who has not				
15	been adversely affected.				
16	<u>(c)</u> Nothing in This section <u>may not</u> shall be construed				
17	to adversely affect the lien and bond rights of lienors who				
18	are not in privity with the owner. This section does not apply				
19	when the owner is a contractor licensed under chapter 489 or				
20	is a person who created parcels or offers parcels for sale or				
21	lease in the ordinary course of business.				
22	Section 5. Subsection (6) of section 713.02, Florida				
23	Statutes, is amended to read:				
24	713.02 Types of lienors and exemptions				
25	(6) <del>In any direct contract</del> The owner <u>and contractor</u>				
26	may <u>agree that</u> <del>require</del> the contractor <u>shall</u> <del>to</del> furnish a				
27	payment bond as provided in s. 713.23, and upon receipt of the				
28	bond the owner <u>is</u> <del>shall be</del> exempt from the other provisions of				
29	this part as to that direct contract, but this does not exempt				
30	the owner from the lien of the contractor who furnishes the				
31	bond. If the bond is provided, it shall secure all liens $\frac{5}{5}$				
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1 subsequently accruing under this part as provided in s. 713.23. 2 Section 6. Subsection (4) of section 713.07, Florida 3 4 Statutes, is amended to read: 713.07 Priority of liens.--5 б (4) If construction ceases or the direct contract is 7 terminated before completion and the owner desires to recommence construction, he or she may pay all lienors in full 8 or pro rata in accordance with s. 713.06(4) prior to 9 10 recommencement in which event all liens for the recommenced 11 construction shall take priority from such recommencement; or the owner may record an affidavit in the clerk's office 12 13 stating his or her intention to recommence construction and that all lienors giving notice have been paid in full except 14 15 those listed therein as not having been so paid in which event 30 days after such recording, the rights of any person 16 acquiring any interest, lien, or encumbrance on said property 17 or of any lienor on the recommenced construction shall be 18 19 paramount to any lien on the prior construction unless such prior lienor records a claim of lien within said 30-day 20 21 period. A copy of said affidavit shall be served on each 22 lienor named therein. Before recommencing, the owner shall record and post a notice of commencement for the recommenced 23 2.4 construction, as provided in s. 713.13. Section 7. Subsections (2) and (5) of section 713.08, 25 Florida Statutes, are amended to read: 26 713.08 Claim of lien.--27 (2) The claim of lien may be prepared by the lienor or 28 29 the lienor's employee or attorney and shall be signed and 30 sworn to or affirmed verified by the lienor or the lienor's 31 her or his agent acquainted with the facts stated therein. 10:09 AM 04/16/07 s2768c-ri27-r2c

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1 (5) The claim of lien may be recorded at any time during the progress of the work or thereafter but not later 2 than 90 days after the final furnishing of the labor or 3 4 services or materials by the lienor. However, ; or, with respect to rental equipment, within 90 days after the date 5 that the rental equipment was last on the job site available 6 7 for use; provided if the original contractor defaults or the contract is terminated under s. 713.07(4), <u>a</u> no claim for a 8 lien attaching prior to such termination may not default shall 9 be recorded after 90 days <u>following</u> from the date of such 10 11 termination default or 90 days after the final performance of labor or services or furnishing of materials, whichever occurs 12 first. The time period for recording a claim of lien shall be 13 measured from the last day of furnishing of labor, services, 14 15 or materials by the lienor, whichever occurs first and shall not be measured by other standards, such as the issuance of a 16 certificate of occupancy or the issuance of a certificate of 17 substantial completion. The claim of lien shall be recorded in 18 the clerk's office. If such real property is situated in two 19 or more counties, the claim of lien shall be recorded in the 20 clerk's office in each of such counties. The recording of the 21 22 claim of lien shall be constructive notice to all persons of the contents and effect of such claim. The validity of the 23 24 lien and the right to record a claim therefor shall not be affected by the insolvency, bankruptcy, or death of the owner 25 before the claim of lien is recorded. 26 Section 8. Paragraphs (a) and (d) of subsection (1) of 27 section 713.13, Florida Statutes, are amended, present 28 29 subsections (5) and (6) of that section are redesignated as subsections (6) and (7), respectively, and a new subsection 30 31 (5) is added to that section, to read: 10:09 AM 04/16/07 s2768c-ri27-r2c

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1	713.13 Notice of commencement					
2	(1)(a) Except for an improvement that is exempt					
3	pursuant to s. 713.02(5), an owner or the owner's authorized					
4	agent before actually commencing to improve any real property,					
5	or recommencing completion of any improvement after default or					
б	abandonment, whether or not a project has a payment bond					
7	complying with s. 713.23, shall record a notice of					
8	commencement in the clerk's office and forthwith post either a					
9	certified copy thereof or a notarized statement that the					
10	notice of commencement has been filed for recording along with					
11	a copy thereof. The notice of commencement shall contain the					
12	following information:					
13	1. A description sufficient for identification of the					
14	real property to be improved. The description should include					
15	the legal description of the property and also should include					
16	the street address and tax folio number of the property if					
17	available or, if there is no street address available, such					
18	additional information as will describe the physical location					
19	of the real property to be improved.					
20	2. A general description of the improvement.					
21	3. The name and address of the owner, the owner's					
22	interest in the site of the improvement, and the name and					
23	address of the fee simple titleholder, if other than such					
24	owner.					
25	4. The name and address of the contractor.					
26	5. The name and address of the surety on the payment					
27	bond under s. 713.23, if any, and the amount of such bond.					
28	6. The name and address of any person making a loan					
29	for the construction of the improvements.					
30	7. The name and address within the state of a person					
31	other than himself or herself who may be designated by the $\frac{8}{8}$					
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1 owner as the person upon whom notices or other documents may be served under this part; and service upon the person so 2 designated constitutes service upon the owner. 3 4 (d) A notice of commencement must be in substantially the following form: 5 Permit No.... Tax Folio No..... 6 7 NOTICE OF COMMENCEMENT State of.... 8 9 County of.... 10 The undersigned hereby gives notice that improvement will be 11 made to certain real property, and in accordance with Chapter 12 13 713, Florida Statutes, the following information is provided in this Notice of Commencement. 14 15 1. Description of property: ...(legal description of 16 the property, and street address if available).... 2. General description of improvement:.... 17 3. Owner information:.... 18 19 a. Name and address:.... 20 b. Interest in property:.... 21 c. Name and address of fee simple titleholder (if other than Owner):.... 22 4.a. Contractor: ...(name and address).... 23 2.4 b. Contractor's phone number:.... 5. Surety 25 a. Name and address:.... 26 b. Phone number:.... 27 c. Amount of bond: \$.... 28 29 6.a. Lender: ...(name and address).... b. Lender's phone number:.... 30 7.a. Persons within the State of Florida designated by 31 9 04/16/07 10:09 AM s2768c-ri27-r2c

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1 Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes: 2 ...(name and address).... 3 4 b. Phone numbers of designated persons:..... 8.a. In addition to himself or herself, Owner 5 designates ..... of ..... to receive a copy of 6 7 the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes. 8 9 b. Phone number of person or entity designated by 10 owner:.... 9. Expiration date of notice of commencement (the 11 expiration date is 1 year from the date of recording unless a 12 13 different date is specified)..... 14 15 WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED 16 IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, 17 18 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR 19 IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST 20 BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST 21 INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH 22 YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT. 23 24 25 ... (Signature of Owner or Owner's Authorized Officer/Director/Partner/Manager)... 26 27 ... (Signatory's Title/Office)... 28 29 30 Sworn to (or affirmed) and subscribed before me this 31 .... day of ...., ...(year)..., by ...(name of person making 10 10:09 AM 04/16/07 s2768c-ri27-r2c

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1 statement).... 2 The foregoing instrument was acknowledged before me this 3 4 day of \_\_\_\_, (year) , by (name of person) as (type 5 of authority, . . . e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed). 6 7 ... (Signature of Notary Public - State of Florida)... 8 9 10 ... (Print, Type, or Stamp Commissioned Name of Notary 11 Public)... 12 Personally Known .... OR Produced Identification .... 13 14 15 Type of Identification Produced..... 16 Verification pursuant to s. 92.525 Florida Statutes. 17 18 Under penalties of perjury, I declare that I have read the 19 20 foregoing and that the facts stated in it are true to the best 21 of my knowledge and belief. 22 23 (Signature of Natural Person Signing Above) 2.4 (5)(a) A notice of commencement that is recorded within the effective period may be amended to extend the 25 effective period, to change erroneous information in the 26 original notice, or to add information that was omitted from 27 the original notice. However, in order to change contractors, 28 29 a new notice of commencement or notice of recommencement must be executed and recorded. 30 31 (b) The amended notice must identify the official 11 10:09 AM 04/16/07 s2768c-ri27-r2c Florida Senate - 2007 Bill No. SB 2768 COMMITTEE AMENDMENT

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1 records book and page where the original notice of commencement is recorded, and a copy of the amended notice 2 must be served by the owner upon the contractor and each 3 4 lienor who serves notice before or within 30 days after the date the amended notice is recorded. 5 б Section 9. Paragraph (a) of subsection (1) and 7 paragraph (a) of subsection (6) of section 713.135, Florida Statutes, are amended to read: 8 9 713.135 Notice of commencement and applicability of 10 lien.--11 (1) When any person applies for a building permit, the authority issuing such permit shall: 12 13 (a) Print on the face of each permit card in no less than <u>14-point</u> <del>18-point</del>, capitalized, boldfaced type: "WARNING 14 15 TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. 16 A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE 17 JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN 18 19 FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT." 20 21 (6)(a) In addition to any other information required 22 by the authority issuing the permit, the building permit 23 application must be in substantially the following form: 24 25 Tax Folio No..... BUILDING PERMIT APPLICATION 26 27 Owner's Name..... 28 29 Owner's Address..... 30 Fee Simple Titleholder's Name (If other than owner)..... 31 Fee Simple Titleholder's Address (If other than owner)..... 12 10:09 AM 04/16/07 s2768c-ri27-r2c

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1	City				
2	State Zip				
3	Contractor's Name				
4	Contractor's Address				
5	City				
6	State Zip				
7	Job Name				
8	Job Address				
9	City County				
10	Legal Description				
11	Bonding Company				
12	Bonding Company Address				
13	City State				
14	Architect/Engineer's Name				
15	Architect/Engineer's Address				
16	Mortgage Lender's Name				
17	Mortgage Lender's Address				
18					
19	Application is hereby made to obtain a permit to do the				
20	work and installations as indicated. I certify that no work				
21	or installation has commenced prior to the issuance of a				
22	permit and that all work will be performed to meet the				
23	standards of all laws regulating construction in this				
24	jurisdiction. I understand that a separate permit must be				
25	secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS,				
26	FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.				
27					
28	OWNER'S AFFIDAVIT: I certify that all the foregoing				
29	information is accurate and that all work will be done in				
30	compliance with all applicable laws regulating construction				
31	and zoning.				
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1						
2	WARNING TO OWNER: YOUR FAILURE TO RECORD A					
3	NOTICE OF COMMENCEMENT MAY RESULT IN YOUR					
4	PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY.					
5	A NOTICE OF COMMENCEMENT MUST BE RECORDED AND					
б	POSTED ON THE JOB SITE BEFORE THE FIRST					
7	INSPECTION.					
8						
9	IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH					
10	YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING					
11	WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.					
12						
13	(Signature of Owner or Agent)					
14						
15	(including contractor)					
16	STATE OF FLORIDA					
17	COUNTY OF					
18						
19						
20	Sworn to (or affirmed) and subscribed before me this					
21	day of,(year), by(name of person making					
22	statement)					
23						
24	(Signature of Notary Public - State of Florida)					
25	(Print, Type, or Stamp Commissioned Name of Notary					
26	Public)					
27						
28	Personally Known OR Produced Identification					
29						
30	Type of Identification Produced					
31	(Signature of Contractor) 14					
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 1
 2
   STATE OF FLORIDA
 3
 4
   COUNTY OF ....
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 7
          Sworn to (or affirmed) and subscribed before me this
    .... day of ...., ...(year)..., by ...(name of person making
 8
9
   statement)....
             ... (Signature of Notary Public - State of Florida)...
10
11
             ... (Print, Type, or Stamp Commissioned Name of Notary
   Public)...
12
13
          Personally Known .... OR Produced Identification ....
14
15
          Type of Identification Produced.....
16
17
                  (Certificate of Competency Holder)
18
19
20
   Contractor's State Certification or Registration No.....
21
22
   Contractor's Certificate of Competency No.....
23
24
   APPLICATION APPROVED BY
    .....Permit Officer
25
          Section 10. Subsections (2), (5), and (6) of section
26
   713.16, Florida Statutes, are amended to read:
27
28
          713.16 Demand for copy of contract and statements of
29
   account; form. --
          (2) The owner may serve in writing a demand of any
30
31
   lienor for a written statement under oath of his or her
                                  15
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1 account showing the nature of the labor or services performed and to be performed, if any, the materials furnished, the 2 materials to be furnished, if known, the amount paid on 3 4 account to date, the amount due, and the amount to become due, if known, as of the date of the statement by the lienor. Any 5 such demand to a lienor must be served on the lienor at the 6 7 address and to the attention of any person who is designated to receive the demand in the notice to owner served by such 8 lienor. The failure or refusal to furnish the statement does 9 10 not deprive the lienor of his or her lien if the demand is not 11 served at the address of the lienor or directed to the attention of the person designated to receive the demand in 12 13 the notice to owner. The failure or refusal to furnish the statement under oath within 30 days after the demand, or the 14 15 furnishing of a false or fraudulent statement, deprives the person so failing or refusing to furnish such statement of his 16 or her lien. If the owner serves more than one demand for 17 statement of account on a lienor and none of the information 18 19 regarding the account has changed since the lienor's last 20 response to a demand, the failure or refusal to furnish such 21 statement does not deprive the lienor of his or her lien. The 22 negligent inclusion or omission of any information deprives the person of his or her lien to the extent the owner can 23 24 demonstrate prejudice from such act or omission by the lienor. The failure to furnish a response to a demand for statement of 25 account does not affect the validity of any claim of lien 26 being enforced through a foreclosure case filed prior to the 27 28 date the demand for statement is received by the lienor. 29 (5)(a) Any lienor who has recorded filed a claim of 30 31 (Redesignate subsequent sections.) 10:09 AM 04/16/07 s2768c-ri27-r2c

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1	======================================					
2	And the title is amended as follows:					
3	On page 1, lines 5-27, delete those lines					
4						
5	and insert:					
6	specified public works projects; revising					
7	requirements concerning the claimants that must					
8	provide certain notices; requiring that certain					
9	notices by claimants be in writing; amending s.					
10	713.01, F.S.; defining the term "final					
11	furnishing" and redefining the term "furnish					
12	materials"; creating s. 713.012, F.S.;					
13	requiring that certain notices, demands, or					
14	requests be in writing; amending s. 713.015,					
15	F.S.; requiring that certain notices pertaining					
16	to direct contracts greater than \$2,500 for					
17	improvements to certain property be in writing;					
18	amending s. 713.02, F.S.; providing for an					
19	owner and contractor to agree to the furnishing					
20	of a payment bond; exempting an owner who					
21	agrees from certain statutory provisions;					
22	amending s. 713.07, F.S.; providing for the					
23	recommencement of construction following the					
24	termination of certain contracts; amending s.					
25	713.08, F.S.; requiring that certain claims of					
26	lien be prepared and sworn to or affirmed by					
27	the lienor or various agents of the lienor;					
28	revising and conforming certain exceptions to a					
29	time limitation on recording of a claim of					
30	lien; amending s. 713.13, F.S.; revising the					
31	form for notices of commencement to include an 17					
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1	l a	dditional warning ar	d notarized statem	ents and			
2	additional warning and notarized statements and signatures; providing that the failure of a						
3							
4	person to make a specified statement under oath						
5	deprives the person of a lien; requiring that						
6	notices of commencement include the tax folio						
7	number; providing for the recording of amended						
	notices of commencement; amending s. 713.135,						
8	F.S.; requiring that building permits contain						
9	C	ertain written state	ements;				
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14							
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