



716478

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
04/13/2010	.	
	.	
	.	
	.	

The Committee on General Government Appropriations (Baker) recommended the following:

Senate Amendment (with title amendment)

Delete lines 451 - 1016
and insert:
requirements for contractors can be obtained online at
www.myflorida.com/dbpr/pro/cilb.

~~(2)(a) If the contract is written, the notice must be in the contract document. If the contract is oral or implied, the notice must be provided in a document referencing the contract.~~

(3)(b) The failure to provide such written notice does not bar the enforcement of a lien against a person who has not been adversely affected.



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13 (4) ~~(e)~~ This section may not be construed to adversely
14 affect the lien and bond rights of lienors who are not in
15 privity with the owner. This section does not apply when the
16 owner is a contractor licensed under chapter 489 or is a person
17 who created parcels or offers parcels for sale or lease in the
18 ordinary course of business.

19 Section 3. Paragraph (c) of subsection (2) of section
20 713.06, Florida Statutes, is amended to read:

21 713.06 Liens of persons not in privity; proper payments.—

22 (2)

23 (c) The notice may be in substantially the following form
24 and must include the information and the warning contained in
25 the following form:

26
27 WARNING! FLORIDA'S CONSTRUCTION LIEN LAW ALLOWS SOME
28 UNPAID CONTRACTORS, SUBCONTRACTORS, AND MATERIAL
29 SUPPLIERS TO FILE LIENS AGAINST YOUR PROPERTY EVEN IF
30 YOU HAVE MADE PAYMENT IN FULL.

31
32 UNDER FLORIDA LAW, YOUR FAILURE TO MAKE SURE THAT WE ARE PAID
33 MAY RESULT IN A LIEN AGAINST YOUR PROPERTY AND YOUR PAYING
34 TWICE.

35 TO PROTECT YOURSELF, EACH TIME YOU MAKE A PAYMENT TO THE
36 CONTRACTOR ASK YOUR CONTRACTOR TO PROVIDE YOU WITH A WRITTEN
37 WAIVER AND RELEASE OF LIEN FROM US. FOR ADDITIONAL INFORMATION,
38 REFER TO THE GENERAL STATEMENT OF OWNER'S RIGHTS AND
39 RESPONSIBILITIES WHICH WAS PROVIDED TO YOU BY OUR CONTRACTOR AT
40 THE BEGINNING OF YOUR CONSTRUCTION PROJECT. AVOID A LIEN AND
41 PAYING TWICE, YOU MUST OBTAIN A WRITTEN RELEASE FROM US EVERY



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42 ~~TIME YOU PAY YOUR CONTRACTOR.~~

43 NOTICE TO OWNER

44

45 To ... (Owner's name and address) ...

46

47 The undersigned hereby informs you that he or she has furnished
48 or is furnishing services or materials as follows:

49 ... (General description of services or materials) ... for the
50 improvement of the real property identified as ... (property
51 description) ... under an order given by.....

52

53 Florida law prescribes the serving of this notice and restricts
54 your right to make payments under your contract in accordance
55 with Section 713.06, Florida Statutes.

56 IMPORTANT INFORMATION FOR
57 YOUR PROTECTION

58

59 Under Florida's laws, those who work on your property or
60 provide materials and are not paid have a right to enforce their
61 claim for payment against your property. This claim is known as
62 a construction lien.

63 If your contractor fails to pay subcontractors or material
64 suppliers or neglects to make other legally required payments,
65 the people who are owed money may look to your property for
66 payment, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL.

67

68 PROTECT YOURSELF:

69 -RECOGNIZE that this Notice to Owner may result in a lien
70 against your property unless all those supplying a Notice to



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71 Owner have been paid.

72 -LEARN more about the Construction Lien Law, Chapter 713,
73 Part I, Florida Statutes, and the meaning of this notice by
74 contacting an attorney or the Florida Department of Business and
75 Professional Regulation.

76(Lienor's Signature).....

77(Lienor's Name).....

78(Lienor's Address).....

79

80 Copies to: ...(Those persons listed in Section 713.06(2) (a) and
81 (b), Florida Statutes)...

82 The form may be combined with a notice to contractor given under
83 s. 255.05 or s. 713.23 and, if so, may be entitled "NOTICE TO
84 OWNER/NOTICE TO CONTRACTOR."

85 Section 4. Section 713.13, Florida Statutes, is amended to
86 read:

87 713.13 Notice of commencement.-

88 (1) (a) Except for an improvement that is exempt pursuant to
89 s. 713.02(5), an owner or the owner's authorized agent before
90 actually commencing to improve any real property, or
91 recommencing completion of any improvement after default or
92 abandonment, whether or not a project has a payment bond
93 complying with s. 713.23, shall record a notice of commencement
94 in the clerk's office and forthwith post either a certified copy
95 thereof or a notarized statement that the notice of commencement
96 has been filed for recording along with a copy thereof. The
97 notice of commencement shall contain the following information:

98 1. A description sufficient for identification of the real
99 property to be improved. The description should include the



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100 legal description of the property and also should include the
101 street address and tax folio number of the property if available
102 or, if there is no street address available, such additional
103 information as will describe the physical location of the real
104 property to be improved.

105 2. A general description of the improvement.

106 3. The name and address of the owner, the owner's interest
107 in the site of the improvement, and the name and address of the
108 fee simple titleholder, if other than such owner.

109 4. The name and address of the contractor.

110 5. The name and address of the surety on the payment bond
111 under s. 713.23, if any, and the amount of such bond.

112 6. The name and address of any person making a loan for the
113 construction of the improvements.

114 7. The name and address within the state of a person other
115 than himself or herself who may be designated by the owner as
116 the person upon whom notices or other documents may be served
117 under this part; and service upon the person so designated
118 constitutes service upon the owner.

119 (b) The owner, ~~at his or her option,~~ may designate a person
120 in addition to himself or herself to receive a copy of the
121 lienor's notice as provided in s. 713.06(2)(b), and if he or she
122 does so, the name and address of such person must be included in
123 the notice of commencement.

124 (c) If the contract between the owner and a contractor
125 named in the notice of commencement expresses a period of time
126 for completion for the construction of the improvement greater
127 than 1 year, the notice of commencement must state that it is
128 effective for a period of 1 year plus any additional period of



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129 time. Any payments made by the owner after the expiration of the
130 notice of commencement are considered improper payments.

131 (d) A notice of commencement must be in substantially the
132 following form:

133

134 Permit No..... Tax Folio No.....

135

NOTICE OF COMMENCEMENT

136 State of....

137 County of....

138

139 The undersigned hereby gives notice that improvement will be
140 made to certain real property, and in accordance with Chapter
141 713, Florida Statutes, the following information is provided in
142 this Notice of Commencement.

143 1. Description of property: ...(legal description of the
144 property, and street address if available)....

145 2. General description of improvement:.....

146 3. Owner information:.....

147 a. Name and address:.....

148 b. Interest in property:.....

149 c. Name and address of fee simple titleholder (if other
150 than Owner):.....

151 4.a. Contractor: ...(name and address)....

152 b. Contractor's phone number:.....

153 5. Surety...(a copy of the payment bond is attached, if the
154 project is bonded)....

155 a. Name and address:.....

156 b. Phone number:.....

157 c. Amount of bond: \$.....



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158 6.a. Lender:.....(name and address).....

159 b. Lender's phone number:.....

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

163(name and address).....

164 b. Phone numbers of designated persons:.....

165 8.a. In addition to himself or herself, Owner designates
166 of to receive a copy of the Lienor's
167 Notice as provided in Section 713.13(1) (b), Florida Statutes.

168 b. Phone number of person or entity designated by
169 owner:.....

170 9. Expiration date of notice of commencement (the
171 expiration date is 1 year from the date of recording unless a
172 later different date is specified).....

173
174 WARNING TO OWNER: IF THIS NOTICE OF COMMENCEMENT WILL EXPIRE
175 BEFORE ALL WORK IS COMPLETED AND FINAL PAYMENT IS MADE, THE
176 EXPIRATION DATE MUST BE EXTENDED. ANY PAYMENTS MADE BY THE OWNER
177 AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE
178 CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION
179 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE
180 FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST
181 BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST
182 INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR
183 LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR
184 NOTICE OF COMMENCEMENT.

185

186 Under penalty of perjury, I declare that I have read the



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187 foregoing notice of commencement and that the facts stated
188 therein are true to the best of my knowledge and belief.

189
190(Signature of Owner or Owner's Authorized
191 Officer/Director/Partner/Manager).....

192
193(Signatory's Title/Office).....

194
195 The foregoing instrument was acknowledged before me this
196 day of, ...(year)..., by ...(name of person)... as ...(type
197 of authority,...e.g. officer, trustee, attorney in fact)... for
198 ...(name of party on behalf of whom instrument was executed)....

199
200 ...(Signature of Notary Public - State of Florida)...

201
202(Print, Type, or Stamp Commissioned Name of Notary
203 Public).....

204
205 Personally Known OR Produced Identification

206
207 Type of Identification Produced.....

208
209 ~~Verification pursuant to Section 92.525, Florida Statutes.~~

210
211 ~~Under penalties of perjury, I declare that I have read the~~
212 ~~foregoing and that the facts stated in it are true to the best~~
213 ~~of my knowledge and belief.~~

214
215 ~~...(Signature of Natural Person Signing Above)...~~



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216 (e) A copy of any payment bond must be attached at the time
217 of recordation of the notice of commencement. The failure to
218 attach a copy of the bond to the notice of commencement when the
219 notice is recorded negates the exemption provided in s.
220 713.02(6). However, if a payment bond under s. 713.23 exists but
221 was not attached at the time of recordation of the notice of
222 commencement, the bond may be used to transfer any recorded lien
223 of a lienor except that of the contractor by the recordation and
224 service of a notice of bond pursuant to s. 713.23(2). The notice
225 requirements of s. 713.23 apply to any claim against the bond;
226 however, the time limits for serving any required notices shall
227 begin running from the later of the time specified in s. 713.23
228 or the date the notice of bond is served on the lienor.

229 (f) The giving of a notice of commencement is effective
230 upon the filing of the notice in the clerk's office.

231 (g) The owner must sign the notice of commencement and no
232 one else may be permitted to sign in his or her stead.

233 (2) If the improvement described in the notice of
234 commencement is not actually commenced within 90 days after the
235 recording thereof, such notice is void and of no further effect.

236 (3) The recording of a notice of commencement does not
237 constitute a lien, cloud, or encumbrance on real property, but
238 gives constructive notice that claims of lien under this part
239 may be recorded and may take priority as provided in s. 713.07.
240 The posting of a copy does not constitute a lien, cloud, or
241 encumbrance on real property, nor actual or constructive notice
242 of any of them.

243 (4) This section does not apply to an owner who is
244 constructing improvements described in s. 713.04.



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245 (5) (a) A notice of commencement that is recorded within the
246 effective period may be amended to extend the effective period,
247 change erroneous information in the original notice, or add
248 information that was omitted from the original notice. However,
249 in order to change contractors, a new notice of commencement or
250 notice of recommencement must be executed and recorded.

251 (b) The amended notice must identify the official records
252 book and page where the original notice of commencement is
253 recorded, and a copy of the amended notice must be served by the
254 owner upon the contractor and each lienor who serves notice
255 before or within 30 days after the date the amended notice is
256 recorded.

257 (6) Unless otherwise provided in the notice of commencement
258 or a new or amended notice of commencement, a notice of
259 commencement is not effectual in law or equity against a
260 conveyance, transfer, or mortgage of or lien on the real
261 property described in the notice, or against creditors or
262 subsequent purchasers for a valuable consideration, after 1 year
263 after the date of recording the notice of commencement.

264 (7) A lender must, prior to the disbursement of any
265 construction funds to the contractor, record the notice of
266 commencement in the clerk's office as required by this section;
267 however, the lender is not required to post a certified copy of
268 the notice at the construction site. The posting of the notice
269 at the construction site remains the owner's obligation. The
270 failure of a lender to record the notice of commencement as
271 required by this subsection renders the lender liable to the
272 owner for all damages sustained by the owner as a result of the
273 failure. Whenever a lender is required to record a notice of



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274 commencement, the lender shall designate the lender, in addition
275 to others, to receive copies of notices to owner. This
276 subsection does not give any person other than the owner a claim
277 or right of action against a lender for failure to record a
278 notice of commencement.

279 Section 5. Section 713.135, Florida Statutes, is amended to
280 read:

281 713.135 Notice of commencement and applicability of lien.—

282 (1) When any person applies for a building permit, the
283 authority issuing such permit shall:

284 (a) Require the applicant to submit the signed and dated
285 general statement of an owner's rights and responsibilities
286 under Florida's Construction Lien Law provided in s. 713.015 for
287 any single-family or multifamily dwelling up to and including
288 four units. A building permit application may not be processed
289 unless the signed document is in the file.

290 (b) ~~(a)~~ Print on the face of each permit card in no less
291 than 14-point, capitalized, boldfaced type: "WARNING TO OWNER:
292 IF YOU FAIL ~~YOUR FAILURE~~ TO RECORD A NOTICE OF COMMENCEMENT, YOU
293 MAY ~~PAY RESULT IN YOUR PAYING~~ TWICE FOR IMPROVEMENTS TO YOUR
294 PROPERTY. A NOTICE OF COMMENCEMENT, AND THE CONTRACTOR'S PAYMENT
295 BOND IF THE PROJECT IS BONDED, MUST BE RECORDED AND POSTED ON
296 THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO
297 OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE
298 RECORDING YOUR NOTICE OF COMMENCEMENT."

299 (c) ~~(b)~~ Make available to ~~Provide~~ the applicant and the
300 owner of the real property upon which improvements are to be
301 constructed copies of the general statement of an owner's rights
302 and responsibilities under Florida's ~~with a printed statement~~



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303 ~~stating that the right, title, and interest of the person who~~
304 ~~has contracted for the improvement may be subject to attachment~~
305 ~~under the Construction Lien Law, as described in s. 713.015,~~
306 ~~along with the attached statutory form. The issuing authority~~
307 ~~may make the general statement and form available in printed~~
308 ~~form or on the Internet or both. The Department of Business and~~
309 ~~Professional Regulation shall furnish, for distribution, the~~
310 ~~statement described in this paragraph, and the statement must be~~
311 ~~a summary of the Construction Lien Law and must include an~~
312 ~~explanation of the provisions of the Construction Lien Law~~
313 ~~relating to the recording, and the posting of copies, of notices~~
314 ~~of commencement and a statement encouraging the owner to record~~
315 ~~a notice of commencement and post a copy of the notice of~~
316 ~~commencement in accordance with s. 713.13. The statement must~~
317 ~~also contain an explanation of the owner's rights if a lienor~~
318 ~~fails to furnish the owner with a notice as provided in s.~~
319 ~~713.06(2) and an explanation of the owner's rights as provided~~
320 ~~in s. 713.22. The authority that issues the building permit must~~
321 ~~obtain from the Department of Business and Professional~~
322 ~~Regulation the statement required by this paragraph and must~~
323 ~~mail, deliver by electronic mail or other electronic format or~~
324 ~~facsimile, or personally deliver that statement to the owner or,~~
325 ~~in a case in which the owner is required to personally appear to~~
326 ~~obtain the permit, provide that statement to any owner making~~
327 ~~improvements to real property consisting of a single or multiple~~
328 ~~family dwelling up to and including four units. However, the~~
329 ~~failure by the authorities to provide the summary does not~~
330 ~~subject the issuing authority to liability.~~

331 ~~(c) In addition to providing the owner with the statement~~



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332 ~~as required by paragraph (b), inform each applicant who is not~~
333 ~~the person whose right, title, and interest is subject to~~
334 ~~attachment that, as a condition to the issuance of a building~~
335 ~~permit, the applicant must promise in good faith that the~~
336 ~~statement will be delivered to the person whose property is~~
337 ~~subject to attachment.~~

338 ~~(d) Furnish to the applicant two or more copies of a form~~
339 ~~of notice of commencement conforming with s. 713.13. If the~~
340 ~~direct contract is greater than \$2,500, the applicant shall file~~
341 ~~with the issuing authority prior to the first inspection either~~
342 ~~a certified copy of the recorded notice of commencement or a~~
343 ~~notarized statement that the notice of commencement has been~~
344 ~~filed for recording, along with a copy thereof. In the absence~~
345 ~~of the filing of a certified copy of the recorded notice of~~
346 ~~commencement, the issuing authority or a private provider~~
347 ~~performing inspection services may not perform or approve~~
348 ~~subsequent inspections until the applicant files by mail,~~
349 ~~facsimile, hand delivery, or any other means such certified copy~~
350 ~~with the issuing authority. The certified copy of the notice of~~
351 ~~commencement must contain the name and address of the owner, the~~
352 ~~name and address of the contractor, and the location or address~~
353 ~~of the property being improved. The issuing authority shall~~

354 ~~(d) Verify that the name and address of the owner, the name~~
355 ~~of the contractor, and the location or address of the property~~
356 ~~being improved which is contained in the certified copy of the~~
357 ~~notice of commencement is consistent with the information in the~~
358 ~~building permit application.~~

359 ~~(e) Provide the recording information from the official~~
360 ~~public records in which the notice of commencement and payment~~



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361 bond, if any, are recorded to any person upon request. The
362 ~~issuing authority shall provide the recording information on the~~
363 ~~certified copy of the recorded notice of commencement to any~~
364 ~~person upon request. This subsection does not require the~~
365 ~~recording of a notice of commencement prior to the issuance of a~~
366 ~~building permit. If a local government requires a separate~~
367 ~~permit or inspection for installation of temporary electrical~~
368 ~~service or other temporary utility service, land clearing, or~~
369 ~~other preliminary site work, such permits may be issued and such~~
370 ~~inspections may be conducted without providing the issuing~~
371 ~~authority with a certified copy of a recorded notice of~~
372 ~~commencement or a notarized statement regarding a recorded~~
373 ~~notice of commencement. This subsection does not apply to a~~
374 ~~direct contract to repair or replace an existing heating or air-~~
375 ~~conditioning system in an amount less than \$7,500.~~

376 (f) ~~(e)~~ Not require that a notice of commencement be
377 recorded as a condition of the application for, or processing or
378 issuance of, a building permit. ~~However, this paragraph does not~~
379 ~~modify or waive the inspection requirements set forth in this~~
380 ~~subsection.~~

381 (g) Not require that a notice of commencement be recorded
382 or provided for those projects described in s. 713.137(2).

383 (2) An issuing authority under subsection (1) is not liable
384 in any civil action for the failure of the person whose property
385 is subject to attachment to receive or to be delivered the
386 general statement of an owner's rights and responsibilities
387 under Florida's a printed statement stating that the right,
388 ~~title, and interest of the person who has contracted for the~~
389 ~~improvement may be subject to attachment under the Construction~~



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390 Lien Law as provided in s. 713.015.

391 (3) An issuing authority under subsection (1) is not liable
392 in any civil action for the failure to verify that a certified
393 copy of the recorded notice of commencement has been filed in
394 accordance with this section.

395 (4) The several boards of county commissioners, municipal
396 councils, or other similar bodies may by ordinance or resolution
397 establish reasonable fees for furnishing, upon request, copies
398 of the forms and the printed statement provided in paragraph
399 (1) (a) ~~paragraphs (1) (b) and (d)~~ in an amount not to exceed \$5
400 to be paid by the applicant for each permit in addition to all
401 other costs of the permit; ~~however, no forms or statement need~~
402 ~~be furnished, mailed, or otherwise provided to, nor may such~~
403 ~~additional fee be obtained from, applicants for permits in those~~
404 ~~cases in which the owner of a legal or equitable interest~~
405 ~~(including that of ownership of stock of a corporate landowner)~~
406 ~~of the real property to be improved is engaged in the business~~
407 ~~of construction of buildings for sale to others and intends to~~
408 ~~make the improvements authorized by the permit on the property~~
409 ~~and upon completion will offer the improved real property for~~
410 ~~sale.~~

411 (5) In addition to any other information required by the
412 authority issuing the permit, each building permit application
413 must contain:

414 (a) The name and address of the owner of the real property;

415 (b) The name and address of the contractor;

416 (c) A description sufficient to identify the real property
417 to be improved; and

418 (d) The number or identifying symbol assigned to the



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419 building permit by the issuing authority, which ~~number or symbol~~
420 must be affixed to the application by the issuing authority.

421 (6) (a) In addition to any other information required by the
422 authority issuing the permit, the building permit application
423 must be in substantially the following form:

424
425 Tax Folio No.....

426 BUILDING PERMIT APPLICATION

427
428 Owner's Name.....

429 Owner's Address.....

430 Fee Simple Titleholder's Name (If other than owner).....

431 Fee Simple Titleholder's Address (If other than owner).....

432 City.....

433 State..... Zip.....

434 Contractor's Name.....

435 Contractor's Address.....

436 City.....

437 State..... Zip.....

438 Job Name.....

439 Job Address.....

440 City..... County.....

441 Legal Description.....

442 Bonding Company.....

443 Bonding Company Address.....

444 City..... State.....

445 Architect/Engineer's Name.....

446 Architect/Engineer's Address.....

447 Mortgage Lender's Name.....



448 Mortgage Lender's Address.....

449

450 Application is hereby made to obtain a permit to do the
451 work and installations as indicated. I certify that no work or
452 installation has commenced prior to the issuance of a permit and
453 that all work will be performed to meet the standards of all
454 laws regulating construction in this jurisdiction. I understand
455 that a separate permit must be secured for ELECTRICAL WORK,
456 PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS,
457 TANKS, and AIR CONDITIONERS, etc.

458

459 OWNER'S AFFIDAVIT: I certify that all the foregoing information
460 is accurate and that all work will be done in compliance with
461 all applicable laws regulating construction and zoning.

462

463 WARNING TO OWNER: IF YOU FAIL ~~YOUR FAILURE~~ TO RECORD A
464 NOTICE OF COMMENCEMENT, YOU MAY PAY ~~RESULT IN YOUR~~
465 ~~PAYING~~ TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A
466 NOTICE OF COMMENCEMENT, AND THE CONTRACTOR'S PAYMENT
467 BOND IF THE PROJECT IS BONDED, MUST BE RECORDED AND
468 POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.

469

470 IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR
471 LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR
472 RECORDING YOUR NOTICE OF COMMENCEMENT.

473

474 ... (Signature of Owner or Agent) ...

475

476 ... (including contractor) ...



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477 STATE OF FLORIDA

478 COUNTY OF

479

480 Sworn to (or affirmed) and subscribed before me this
481 day of, ...(year)..., by ...(name of person making
482 statement)....

483

484 ...(Signature of Notary Public - State of Florida)...

485 ...(Print, Type, or Stamp Commissioned Name of Notary Public)...

486

487 Personally Known OR Produced Identification

488

489 Type of Identification Produced.....

490 ...(Signature of Contractor)...

491

492 STATE OF FLORIDA

493 COUNTY OF

494

495 Sworn to (or affirmed) and subscribed before me this
496 day of, ...(year)..., by(name of person making
497 statement).....

498 ...(Signature of Notary Public - State of Florida)...

499 ...(Print, Type, or Stamp Commissioned Name of Notary Public)...

500

501 Personally Known OR Produced Identification

502

503 Type of Identification Produced.....

504 (Certificate of Competency Holder)

505



506 Contractor's State Certification or Registration No.....

507

508 Contractor's Certificate of Competency No.....

509

510 APPLICATION APPROVED BY

511Permit Officer

512 (b) Consistent with the requirements of paragraph (a), an
513 authority responsible for issuing building permits under this
514 section may accept a building permit application in an
515 electronic format, as prescribed by the authority. Building
516 permit applications submitted to the authority electronically
517 must contain the following additional statement in lieu of the
518 requirement in paragraph (a) that a signed, sworn, and notarized
519 signature of the owner or agent and the contractor be part of
520 the owner's affidavit:

521

522 OWNER'S ELECTRONIC SUBMISSION STATEMENT: Under penalty of
523 perjury, I declare that all the information contained in this
524 building permit application is true and correct.

525 (c) An authority responsible for issuing building permit
526 applications which accepts building permit applications in an
527 electronic format shall provide public Internet access to the
528 electronic building permit applications in a searchable format.

529 (7) This section applies to every municipality and county
530 in the state which now has or hereafter may have a system of
531 issuing building permits for the construction of improvements or
532 for the alteration or repair of improvements on or to real
533 property located within the geographic limits of the issuing
534 authority.



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===== T I T L E A M E N D M E N T =====

And the title is amended as follows:

Delete lines 26 - 42

and insert:

persons not in privity with the owner; amending s.
713.13, F.S.; revising the form of the notice of
commencement; requiring the posting of a payment bond
on a job site; amending s. 713.135, F.S.; revising the
warning to the owner printed on certain permit cards;
deleting a requirement relating to filing a notice of
commencement before certain inspections; revising the
warning to the owner provided on a building permit
form; creating