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30 claim of lien pursuant to part I of chapter 713 .... 50.00

31 Section 2. Subsection (5) of section 713.08, Florida  
32 Statutes, is amended, and subsection (6) is added to that  
33 section, to read:

34 713.08 Claim of lien.—

35 (5) The claim of lien may be recorded at any time during  
36 the progress of the work or thereafter but not later than 90  
37 days after the final furnishing of the labor, ~~or~~ services, or  
38 materials by the lienor. However, if the original contract is  
39 terminated under s. 713.07(4), a claim for a lien attaching  
40 before ~~prior to~~ such termination may not be recorded more than  
41 after 90 days after ~~following~~ the date of such termination or 90  
42 days after the final furnishing of labor, services, or materials  
43 by the lienor, whichever occurs first. Recording a claim of lien  
44 after the 90-day period is an act of fraud, punishable as  
45 provided under s. 713.31.

46 (a) The claim of lien shall be recorded in the clerk's  
47 office. If the ~~such~~ real property is situated in two or more  
48 counties, the claim of lien shall be recorded in the clerk's  
49 office in each of such counties. The recording of the claim of  
50 lien shall be constructive notice to all persons of the contents  
51 and effect of such claim.

52 (b) The validity of the lien and the right to record a  
53 claim of lien is ~~therefor shall~~ not be affected by the  
54 insolvency, bankruptcy, or death of the owner before the claim  
55 of lien is recorded.

56 (6) (a) A claim of lien may not be recorded until the lienor  
57 provides the clerk with a copy of one of the following:

58 1. The notice of commencement.

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59           2. The building permit for the real property at issue.

60           3. An affidavit or contract signed under penalty of perjury  
61 which attests that the labor or materials were furnished for the  
62 real property at issue.

63           (b) The clerk of court shall attach the copy provided  
64 pursuant to paragraph (a) to the claim of lien before recording  
65 the claim.

66           Section 3. This act shall take effect July 1, 2014.