

1 A bill to be entitled
 2 An act relating to notice of commencement
 3 requirements; amending s. 713.135, F.S.; exempting
 4 specified direct contracts from certain notice of
 5 commencement requirements; making technical changes;
 6 providing an effective date.

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

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 10 Section 1. Paragraph (d) of subsection (1) of section
 11 713.135, Florida Statutes, is amended to read:

12 713.135 Notice of commencement and applicability of lien.—

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

15 (d) Furnish to the applicant two or more copies of a form
 16 of notice of commencement conforming with s. 713.13. If the
 17 direct contract is greater than \$2,500, the applicant must ~~shall~~
 18 file with the issuing authority before ~~prior to~~ the first
 19 inspection either a certified copy of the recorded notice of
 20 commencement or a notarized statement that the notice of
 21 commencement has been filed for recording, along with a copy
 22 thereof. In the absence of the filing of a certified copy of the
 23 recorded notice of commencement, the issuing authority or a
 24 private provider performing inspection services may not perform
 25 or approve subsequent inspections until the applicant files by

26 mail, facsimile, hand delivery, or any other means such
27 certified copy with the issuing authority. The certified copy of
28 the notice of commencement must contain the name and address of
29 the owner, the name and address of the contractor, and the
30 location or address of the property being improved. The issuing
31 authority shall verify that the name and address of the owner,
32 the name and address of the contractor, and the location or
33 address of the property being improved which is contained in the
34 certified copy of the notice of commencement is consistent with
35 the information in the building permit application. The issuing
36 authority shall provide the recording information on the
37 certified copy of the recorded notice of commencement to any
38 person upon request. This subsection does not require the
39 recording of a notice of commencement before ~~prior to~~ the
40 issuance of a building permit. If a local government requires a
41 separate permit or inspection for installation of temporary
42 electrical service or other temporary utility service, land
43 clearing, or other preliminary site work, such permits may be
44 issued and such inspections may be conducted without providing
45 the issuing authority with a certified copy of a recorded notice
46 of commencement or a notarized statement regarding a recorded
47 notice of commencement. This subsection does not apply to a
48 direct contract to repair or replace an existing heating or air-
49 conditioning system in an amount less than \$15,000 ~~\$7,500~~.

50 Section 2. This act shall take effect July 1, 2022.