

By Senator Perry

9-01408-24

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1 A bill to be entitled
 2 An act relating to construction liens; amending s.
 3 713.20, F.S.; requiring, rather than authorizing, that
 4 waivers and releases for liens be substantially
 5 similar to statutory forms; providing that lien
 6 waivers and lien releases that are not substantially
 7 similar to the statutory forms are not enforceable;
 8 providing an effective date.

9
 10 Be It Enacted by the Legislature of the State of Florida:

11
 12 Section 1. Subsections (4), (5), and (8) of section 713.20,
 13 Florida Statutes, are amended to read:

14 713.20 Waiver or release of liens.—

15 (4) When a lienor is required to execute a waiver or
 16 release of lien in exchange for, or to induce payment of, a
 17 progress payment, the waiver or release must ~~may~~ be in
 18 substantially the following form:

19
 20 WAIVER AND RELEASE OF LIEN
 21 UPON PROGRESS PAYMENT

22
 23 The undersigned lienor, in consideration of the sum of
 24 \$....., hereby waives and releases its lien and right to claim a
 25 lien for labor, services, or materials furnished through
 26 ...(insert date)... to ...(insert the name of your customer)...
 27 on the job of ...(insert the name of the owner)... to the
 28 following property:

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59 similar to the forms in subsections (4) and (5) is not
60 enforceable in accordance with the terms of the lien waiver or
61 lien release.

62 Section 2. This act shall take effect July 1, 2024.