

Disclaimer: The forms provided on this website are intended only as GUIDELINES and are provided as examples of the type of form that may be used. The Clerk cannot advise whether a form is appropriate for your circumstance. To ensure that you are using the appropriate form and that it is completed correctly, you should seek legal counsel before using the form.

Permit No. _____ Tax Folio No. _____

NOTICE OF COMMENCEMENT

State of Florida
County of Brevard

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

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

2. General description of improvement: _____

3. Owner information or Lessee information if the Lessee contracted for the improvement:

a. Name and address: _____

b. Interest in property: _____

c. Name and address of fee simple titleholder *(if different from owner listed above)*:

4. a. Contractor *(name and address)*: _____

b. Contractor's phone number: _____

5. Surety *(if applicable, a copy of the payment bond is attached)*:

a. Name and address: _____

b. Phone number: _____

c. Amount of bond: \$ _____

6. a. Lender: *(name and address)* _____

b. Lender's phone number: _____

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

a. Name and address: _____

b. Phone numbers of designated persons: _____

8. a. In addition to himself or herself, Owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
 b. Phone number of person or entity designated by owner: _____
9. Expiration date of notice of commencement (*the expiration date will be 1 year after the date of recording unless a different date is specified*). _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE SITE OF THE IMPROVEMENT BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager)

(Printed Name, Signatory's Title/Office)

The foregoing instrument was acknowledged before me by means of _____ physical presence or sworn to (or affirmed) by _____ online notarization this _____ day of _____, 20_____, by _____ as _____ for _____.
(type of authority, e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

(Signature of Notary Public – State of Florida)

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

Personally Known _____ OR Produced Identification _____
 Type of Identification Produced _____