

**INSTRUCTIONS FOR COMPLETION AND RECORDING  
OF NOTICE OF COMMENCEMENT**

**Completion of Form:**

- ! All information must be typewritten or **legibly** printed.
- ! All applicable line numbers must be completed. Items 1, 2 and 3 are **always** to be filled in. Items 4 thru 9 are completed as applicable. For lengthy legal descriptions, attach a separate page and indicate on the form that the legal description is attached. Should line #5 apply, a copy of the Payment Bond must be attached to the instrument when it is recorded.
- ! The owner (of the property) must sign the Notice of Commencement, and **no one else may be permitted to sign in his stead**. (Per 713.13 Florida Statutes).
- ! The owner who signed must appear before a Notary Public, who must complete acknowledgment portion of the form and affix her/his seal. The recording office has notary service available, but the owner must come in person to that office if notary service is needed. Official photo ID, such as a current driver's license or other current government-issued photo identification must be presented to the Notary. The charge for notarization is \$2.00 per name acknowledged.
- ! At the bottom of the form, type or print the name and address of the party to whom the recorded Notice is to be returned.

**Recording Information:**

- ! Count the total number of pages in the document. [Click here for fee information.](#)  
  
If you require a certified copy to post on the job, then include an additional \$1.50 for certification and a self-addressed, stamped envelope for the certified copy to be sent to you. **If you need the certified copy right away, you should go in person to the recording office.**
- ! Prepare your check payable to "Board of County Commissioners" according to the fees set out above. If you are unsure of the fees and are recording in person, wait till you get to the recording office to complete your check.
- ! Walk-in address: Broward County Governmental Center, 115 S Andrews Avenue, Room 114
- ! Hours of operation: 7:30 to 5:00 Monday through Friday
- ! Telephone Number: (954) 357-7281
- ! Mailing address: County Records Division, Recording Section  
Post Office Box 14668  
Fort Lauderdale, FL 33302

This instrument prepared by:

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Permit # \_\_\_\_\_ Folio # \_\_\_\_\_

# NOTICE OF COMMENCEMENT

State of Florida  
County of Broward

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. Property Legal Description  Lot  Unit \_\_\_\_\_  Block  Bldg \_\_\_\_\_  
Subdivision/Condominium \_\_\_\_\_

( ) Lengthy Legal, please see description attached hereto

*space above reserved for use of recording office.*

2. General Description of Improvement: \_\_\_\_\_  
\_\_\_\_\_

3. Property Owner Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
and interest in property: \_\_\_\_\_  
Name/ mailing address of fee simple title holder if other than owner: \_\_\_\_\_

4. Contractor name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Fax#: (optional- if service by fax is acceptable) \_\_\_\_\_

5. If Surety Bond, Name: \_\_\_\_\_  
and address of Surety: \_\_\_\_\_  
and amount of Bond: \$ \_\_\_\_\_ (Copy of bond **must** be attached to this Notice at time of recording)  
Phone Number: \_\_\_\_\_ Fax#: (optional- if service by fax is acceptable) \_\_\_\_\_

6. Lender name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Fax#: (optional- if service by fax is acceptable) \_\_\_\_\_

7. Persons within the State of Florida (names and addresses) designated by property owner upon whom Notices or other documents may be served as provided by Section 713.13(1)(A)7., Florida Statutes:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Fax#: (optional- if service by fax is acceptable) \_\_\_\_\_

8. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided by Section 713.13(1)(B), Florida Statutes:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Fax#: (optional- if service by fax is acceptable) \_\_\_\_\_

9. Expiration date of this : \_\_\_\_\_ (Expires one year from date recorded unless a different date is specified)

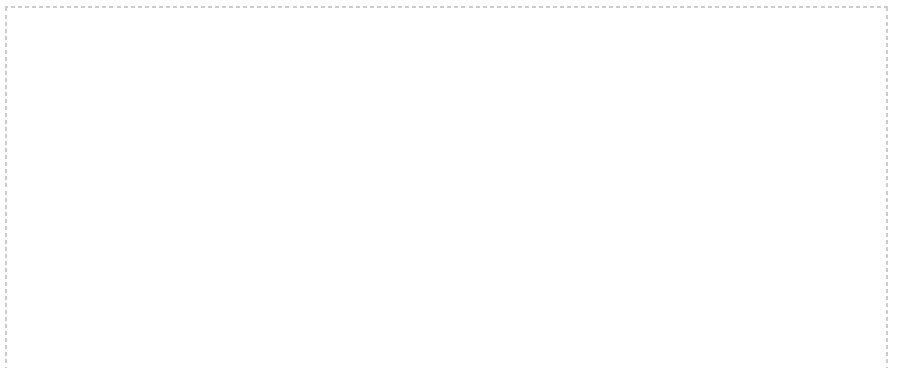
Owner signature: \_\_\_\_\_ Owner signature: \_\_\_\_\_  
Printed name: \_\_\_\_\_ Printed name: \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by:

personally known to me or produced \_\_\_\_\_ as identification.

Notary signature: \_\_\_\_\_ My commission expires: \_\_\_\_\_  
Printed name: \_\_\_\_\_

seal:



*space above this line reserved for use of the recording office*

Name \_\_\_\_\_

Return recorded document to: ↗ Address \_\_\_\_\_