

# INSTRUCTIONS FOR NOTICE OF COMMENCEMENT

Florida State Statute 713 requires an owner or his authorized agent to record a Notice of Commencement in the County Clerk's Recording Office at any one of the following locations:

North County	29582 N US 19, Clearwater
Mid County	315 Court Street, Clearwater (Main Courthouse)
South County	541 1 <sup>st</sup> Avenue North, St. Petersburg

The costs of filing a Notice of Commencement with Pinellas County are:

1 page filing fee	\$10.00
1 page certified copy fee	\$ 2.50
2 page filing fee	\$18.50
2 page certified copy fee	\$ 3.50

The parcel I.D. number may be obtained from your property tax bill, or by contacting the Property Appraiser's Office at (727) 464-3207.

## Definitions:

**Owner:** A person who is the owner of any legal or equitable interest in real property, which interest can be sold by legal process, and who enters into a contract for the improvement of the real property. The term includes a condominium association pursuant to Chapter 718 as to improvement made to association property or common elements. The term does not include any political subdivision, agency, or department of the state, a municipality, or other governmental entity.

**Construction Lien Law:** Chapter 713, Florida Statutes. A method by which a contractor may claim a lien on real property on which they have performed work or provided materials.

**Improvement:** Any building, structure, construction, demolition, excavation, landscaping, or any part thereof existing, built, erected, placed, made, or done on land or other real property for its permanent benefit.

**Lienor:** A person who is a contractor, or a subcontractor, or a laborer, or a supplier who contracts with the owner, a contractor, a subcontractor, or a sub-subcontractor, or a professional lienor under S. 713.03; and who has a lien or prospective lien upon real property under this part, and includes his successor in interest. No other person may have a lien under this part.