

FLORIDA LIEN DEADLINES

1. NOTICE OF COMMENCEMENT

The project owner must record a notice of commencement (NOC) before the project starts, but not sooner than 90 days prior.

90 DAYS

2. NOTICE TO OWNER

Subcontractors and suppliers must serve notice to owners within 45 days of their first work or delivery of materials.

45 DAYS

3. CLAIM OF LIEN

Lienors must record their claim within 90 days of their last furnishing, or date the contractor is terminated (whichever is earlier).

90 DAYS

4. SERVICE OF LIEN

Lienors must serve a copy of their lien on the owner within 15 days of recording the lien in the county's public record system.

15 DAYS

5. FINAL PAYMENT AFFIDAVIT

Prime contractors must serve a payment affidavit to the owner at least 5 days before filing suit to enforce a claim of lien.

5 DAYS

6. FILING THE LAWSUIT

Lienors must file a lawsuit to enforce their lien within one year of recording the claim of lien with the county.

1 YEAR

