

Overview of Construction Lien Law

The [Construction Lien Law \(Florida Statutes, Chapter 713\)](#) is the current law which allows a contractor, subcontractor, material supplier, or anyone providing construction materials or services to your home or business, to place a lien against your property if they are not paid for services or supplies.

This law also allows a homeowner or property owner to protect himself/herself against such liens. By filling out and recording a [Notice of Commencement](#) as outlined in this law under [713.135](#), you start the process. Please be advised that if the procedures as outlined in this entire law are not followed, you may have to pay twice for materials and/or labor supplied to you. A certified copy of the Notice of Commencement must be provided to the Building Department when the permit is issued, and a copy must be posted at the job-site.

Before final payment is made, you should obtain all final inspections from the City, and should obtain a Final Release of Lien from your contractor for ALL goods and services supplied to you for your project. Insist on seeing all Final Inspections signed as approved on your permit card, and when in doubt, please contact the Building Department at (954) 753-5447 for a copy of the written verification of your approved inspections and finals.

Useful Links

- [Broward Records Division \(Bond or Lien to Bond\)](#)
- [Broward County Public Records Search](#)
Locate liens, judgements and lien judgement releases; foreclosures, mortgages, mortgage assignment and releases, plats, wills and deeds filed with the Broward County Records Division.
- [Florida Construction Lien Law Overview](#)
- [Florida Statutes Ch 713 - Liens](#)