

Florida Notice of Commencement Checklist & Lien Risk Guide For Owners

If you're a **property owner or property developer** about to embark on a construction project in Florida, you're likely full of questions about the process of obtaining a building permit, completing and filing the **notice of commencement**, and ultimately, getting out of your Florida construction project alive with a job that finishes on time, on budget, and stays free and clear of any expensive lien claims.

It's this last item that is the scariest: lien claims.

In Florida, as it is all across the United States, any subcontractor or supplier to a construction job can file a mechanics lien if they're unpaid for work or materials provided to the job. And if a lien claim is filed against your job, regardless of whether you already paid the general contractor, you may be required to pay the claim. **This means you can pay for the same work twice!!**

The Florida laws provide protections to property owners like you against this happening...but you'll need to jump through some hoops and pay close, close attention to all the dollars being spent on the project.

The Florida process to protect property owners against lien claims and double-payment starts with the [Florida Notice of Commencement](#).

This is a **detailed guide and checklist for property owners** to understand the properly utilize the notice of commencement & Florida lien waiver process to avoid expensive claims and problems on their Florida construction jobs.