



## **NOTICE OF COMMENCEMENT REQUIREMENTS**

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### **ATTENTION: CONTRACTORS and OWNER/BUILDERS**

When applying for a permit with the Building Department and the job value is greater than \$5,000.00 (\$15,000.00 for A/C Replacements), a Notice of Commencement (N.O.C.) will be required per FS 713.135(1)(e).

The N.O.C. is not required prior to the issuance of a Building permit; however, the applicant shall submit the original copy (recorded and certified thru the Broward County Records, Taxes and Treasury Division) to the Building Department prior to the first inspection.

The certified copy of the N.O.C. must contain the name and address of the owner, the name and address of the contractor, and the location or address of the property being improved. This information will be verified by the Building Department staff prior to accepting it to ensure it is consistent with the information in the Building permit application.

**Please note:** "If the improvement described in the notice of commencement is not actually commenced within 90 days after the recording thereof, such notice is void and of no further effect." per Florida Statutes Chapter 713.13 (2)