



# City of Pembroke Pines

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April 2, 2001 (Revised September 11, 1996)

MEMORANDUM TO: All Permit Applicants

FROM: Sanford Laguna  
Chief Building Official

SUBJECT: Notice of Commencement - Verification after October 1, 1996 (F.S. S. 713.135 applies when contract price, as defined in the statute, exceeds \$2,500.00 and there is a building permit application).

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On or after October 1, 1996, recorded Notice of Commencement shall be verified at the Building Division, in accordance with the amended F. S. S. 713.135.

Prior to scheduling the first inspection:

- A certified copy of the recorded notice of commencement shall be on file at the Building Division; or
- A copy of the notice of commencement, along with a notarized statement that the notice of commencement has been filed for recording, shall be filed at the Building Division. Prior to subsequent inspections, a certified copy shall be on file; or
- **A facsimile of a certified copy of the notice of commencement shall be on file at the Building Division.**

**IT IS STRONGLY RECOMMENDED THAT THE CERTIFIED COPY BE INITIALLY SUBMITTED PRIOR TO SCHEDULING THE FIRST INSPECTION.**

Inspectors shall no longer verify compliance with Notice of Commencement requirement at the job site.

SL:jn

(Reprinted June 4, 1999)  
(Reprinted June 8, 2000)  
(Reprinted April 2, 2001)