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QUESTIONS	Construction Lien (Fla. Stat. Ch. 713)	Private Bond (Fla. Stat. 713.23)	Public Payment Bond (Fla. Stat. 255.05)	FDOT Payment Bond (FDOT Projects) (Fla. Stat. 337.18)
WANT TO PRESERVE LIEN OR BOND RIGHTS? SERVING PRELIMINARY NOTICE				
Who needs to serve a preliminary notice to preserve lien or bond rights?	If you are <u>not</u> in privity of contract with the project's owner	If you are <u>not</u> in privity of contract with the general contractor that furnished the bond	If you are <u>not</u> in privity of contract with the general contractor that furnished the bond	If you are <u>not</u> in privity of contract with the general contractor that furnished the bond
What type of preliminary notice do I need to serve to preserve lien or bond rights?	Notice to Owner	Notice of Intent to Look to Bond	Notice of Intent to Look to Bond	Notice of Intent to Look to Bond
When do I need to serve this preliminary notice?	Within 45 days of initial / first furnishing (don't wait, serve immediately!)	Within 45 days of initial / first furnishing (don't wait, serve immediately!)	Within 45 days of initial / first furnishing (don't wait, serve immediately!)	Within 90 days of initial / first furnishing (don't wait, serve immediately!)
Who should I serve the preliminary notice on?	Owner, general contractor, your customer's customer, and persons identified in Notice of Commencement	General contractor	General contractor	General Contractor
NOT PAID? ENFORCING LIEN OR BOND RIGHTS				
How do I enforce my lien or bond rights if I remain unpaid?	Record a construction lien on the Owner's real property (in public records where property is located)	Serve a Notice of Non-Payment	Serve a Notice of Non-Payment if you are <u>not</u> in privity of contract with the general contractor	Serve a Notice of Non-Payment if you are <u>not</u> in privity of contract with the general contractor
When do I need to record my lien or serve a Notice of Non-Payment	Within 90 days of final furnishing (exclusive of punchlist or warranty work)	Within 90 days of final furnishing (exclusive of punchlist or warranty work)	Within 90 days of final furnishing (exclusive of punchlist or warranty work)	Within 90 days of final furnishing (exclusive of punchlist or warranty work)
Who do I serve my lien or Notice of Non-Payment on?	Owner within 15 days of recording the lien	General contractor and payment bond surety	General contractor and payment bond surety	General contractor and payment bond surety
When do I need to file a lawsuit to foreclose on my lien or sue on the payment bond (absent other avenues by the contractor or owner to shorten the limitations period)?	Within 1 year from the recording of the lien	Within 1 year from final furnishing (exclusive of punchlist or warranty work)	Within 1 year from final furnishing (exclusive of punchlist or warranty work)	Within 365 days of the final acceptance of the contract and work by FDOT

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