FIRST CHOICE
YOUR TRUSTED SERVICE

First Choice Mobile Notary & Apostille
(866) 828-6856
Book an Appointment Online
www.firstchoicenotary.com

How to Complete Your Florida Notice of Termination of Notice of Commencement

Notice of Termination (Section 713.132, Florida Statutes)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. A **Notice of Termination** ends a recorded Notice of Commencement early, once construction is complete and all lienors have been paid. It is often needed to sell or refinance a property after a project. This form includes every statement required by section 713.132.

1. **Identify the recorded Notice of Commencement**
   Enter the recording date and the book and page or instrument number from your recorded Notice of Commencement, and repeat its information in Section 2.
2. **Choose the termination date**
   The date cannot be earlier than 30 days after this notice is recorded.
3. **Serve copies before recording**
   Before recording, serve a copy on your contractor and on each lienor who served you a Notice to Owner, except those who signed a final waiver and release of lien. If you rely on the contractor's final payment affidavit, attach it.
4. **Owner signs under oath in front of a notary**
   Florida requires the owner to execute and swear to this notice. Bring a current, government-issued photo ID.

After It's Signed

- Record the signed and notarized notice with the Clerk of the Circuit Court in the county where the property is located.
- Serve a copy on any lienor who serves a Notice to Owner after you record this notice. Termination as to that lienor takes effect 30 days after service.
- Keep copies of your proof of service with your project records.

Need a Notary? We Come to You.

Homes • Hospitals • Care Facilities • Offices
Mobile Notary & Apostille Services
Florida-Commissioned Notaries • Serving Florida

Call us anytime
(866) 828-6856
Book an Appointment Online
www.firstchoicenotary.com

Have questions about this document? To consult with an attorney, contact **Gavrilov & Brooks Law Firm** at **(916) 504-0529** or **www.gavrilovlaw.com**. Main headquarters: 2315 Capitol Avenue, Sacramento, CA 95816.

This form is provided as a free convenience. First Choice Mobile Notary & Apostille is not a law firm, and a notary public who is not an attorney cannot give legal advice or help you decide what to write on this form. These instructions are general information only and are not legal advice. If you have questions about your situation, consult a licensed Florida attorney. © 2026 First Choice Mobile Notary & Apostille. All rights reserved. This form may be filled in and printed for personal use; it may not be copied, altered, or redistributed for commercial purposes.

This instrument was prepared by and, after recording, return to:

Name

Street address

City, state, ZIP

Space reserved for the Clerk of the Circuit Court

Permit No.

Tax Folio No.

NOTICE OF TERMINATION OF NOTICE OF COMMENCEMENT

(Section 713.132, Florida Statutes)

State of

County of

The undersigned owner hereby gives notice of termination of the Notice of Commencement described below, and in accordance with section 713.132, Florida Statutes, states:

1. Recorded Notice of Commencement. The Notice of Commencement was recorded on:

Recording date | Official Records Book | Page | Instrument number

in the public records of (county), Florida

2. Information in the Notice of Commencement:

a. Description of property (legal description and street address)

b. General description of improvement

c. Owner name, address, and interest in property

Owner's initials: _____

© 2026 First Choice Mobile Notary & Apostille • Serving Florida • (866) 828-6856 | www.firstchoicenotary.com

d. Fee simple titleholder (if different)

e. Contractor name, address, and phone

f. Surety and bond amount (if any)

g. Lender name and address (if any)

h. Persons designated to receive notices (if any)

3. Termination date. The Notice of Commencement is terminated as of the following date, which is not earlier than 30 days after this Notice of Termination is recorded:

Termination date

4. Property covered. This Notice of Termination applies to (check one):

all the real property subject to the Notice of Commencement.

only the following portion of the real property:

Description of portion

5. Payment. All lienors have been paid in full.

6. Service. The owner has, before recording this Notice of Termination, served a copy of it on each lienor who has a direct contract with the owner or who has timely served a notice to owner, and the owner will serve a copy of this Notice of Termination on each lienor who timely serves a notice to owner after this Notice of Termination has been recorded.

The contractor’s final payment affidavit under section 713.06(3)(d), Florida Statutes, is attached.

X

Signature of Owner, or Owner’s Authorized Officer/Director/Partner/Manager

Printed name

Title/Office (if signing for an entity)

© 2026 First Choice Mobile Notary & Apostille • Serving Florida • (866) 828-6856 | www.firstchoicenotary.com

JURAT

State of

County of

Sworn to (or affirmed) and subscribed before me by means of

physical presence or

online notarization,

this day of

month

year

by (name of person making statement)

Personally Known OR

Produced Identification

Type of identification produced

X

Signature of Notary Public

(Notary seal)

Print, type, or stamp commissioned name of Notary Public

Commission number

Commission expires

© 2026 First Choice Mobile Notary & Apostille • Serving Florida • (866) 828-6856 | www.firstchoicenotary.com