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How to Complete Your Florida Release of Claim of Lien

Release and Satisfaction of Claim of Lien (Chapter 713, Florida Statutes)

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

About this form. When a contractor, subcontractor, or supplier has **recorded a claim of lien** against a property and has been paid or has otherwise agreed to release it, this form releases and satisfies the lien in the public records so the owner can clear title.

1. **Identify the recorded claim of lien**
   Enter the date the claim of lien was recorded, the book and page or instrument number, and the county.
2. **Identify the lienor, owner, and property**
   Enter the lienor (the company releasing the lien), the property owner, and the legal description of the property.
3. **Choose a full or partial release**
   Check whether the lien is fully satisfied or released only as to part of the property.
4. **Sign in front of a notary**
   The lienor or its authorized officer signs and acknowledges the release. Bring a current, government-issued photo ID.

After It's Signed

- Record the signed and notarized release with the Clerk of the Circuit Court in the county where the lien was recorded.
- Send a copy of the recorded release to the property owner and any title company or lender involved.
- Note: Florida has separate statutory waiver forms used when a payment is made before a lien is recorded (section 713.20). This form is for releasing a lien that has already been recorded.

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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.

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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

RELEASE AND SATISFACTION OF CLAIM OF LIEN

(Chapter 713, Part I, Florida Statutes)

1. Lienor.

Name of lienor

Post office address

2. Claim of lien. The lienor recorded a Claim of Lien on:

Recording date

Official Records Book

Page

Instrument number

in the public records of (county), Florida

Amount of claim of lien $

3. Owner and property.

Name of owner

Street address of property

Legal description (or write “See Exhibit A attached” and attach it)

Lienor's initials: _____

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4. Release. For good and valuable consideration, the receipt of which is acknowledged, the lienor (check one):

releases, satisfies, and discharges the Claim of Lien in full, and directs the Clerk of the Circuit Court to cancel it of record.

releases the Claim of Lien only as to the following portion of the property, and the lien remains in effect as to the rest:

Portion released

Date

X

Signature of lienor or authorized officer

Printed name

Title (if signing for a business)

Company name

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NOTARY ACKNOWLEDGMENT

State of

County of

The foregoing instrument was acknowledged before me by means of

physical presence or

online notarization,

this day of

month

year

by (name of person signing)

as (type of authority, e.g. officer, trustee, attorney in fact)

for (name of party on whose behalf the instrument was executed)

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

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