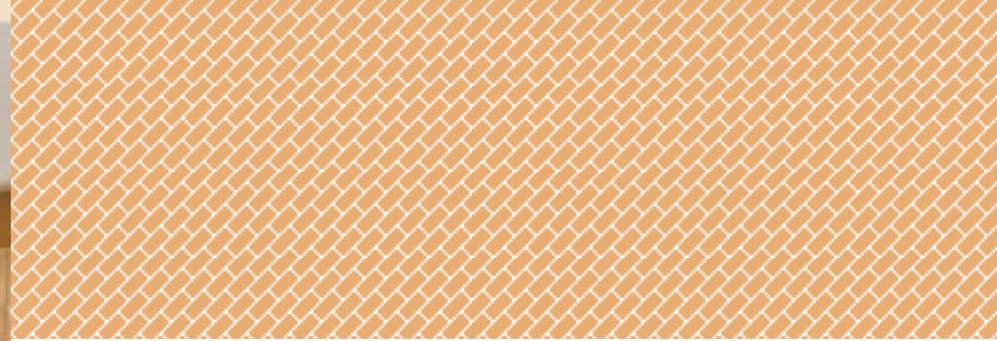


WHAT SHOULD BE DONE BEFORE MAKING THE FINAL PAYMENT TO THE CONTRACTOR?

The contractor should provide you proof of all final inspections that have been approved by the Building & Planning Department or provide a Certificate of Completion issued by the Village only if required. You can verify all inspection approvals have been obtained by calling the Pinecrest Permit Desk at (305) 234-2121 or visiting the Village’s web site, www.pinecrest-fl.gov.

Additionally, you should request final release of liens from any individuals or firms who have provided labor, material or supplies, especially those who have sent you a “Notice to Owner” letter.



Issued Permit
general
information

ARE THERE ADDITIONAL INSURANCE REQUIREMENTS?

You should be advised that if your day labor employees cause any damage to persons or property, or if any of your day labor employees are injured on the job, you are liable. Your regular home insurance policy ordinarily does not cover this type of liability. Please check with your insurance agent.

Village Council

Cindy Lerner, Mayor

Joseph M. Corradino, Vice Mayor

Jeff Cutler

James E. McDonald

Bob Ross

Building and Planning Department
Get Informed

A POOL IS BEING CONSTRUCTED ON MY PROPERTY. AM I REQUIRED TO ERECT A SAFETY BARRIER?

You are required to erect an approved safety barrier around property or pool prior to final inspection of the pool. The safety barrier must also be inspected and approved by the Building & Planning Department. Failure to comply will result in the issuance of a \$500 fine to the property owner.



Pinecrest Inspection Line	305.234.2111
Miami-Dade County Permitting & Inspection Center	786.315.2000
Miami-Dade County DERM	305.372.6789
Miami-Dade County Water & Sewer	305.665.7477
Florida Department of Health	850.245.4250

BUILDING AND PLANNING DEPARTMENT

PERMITTING HOURS: 8:00 a.m. to 2:00 p.m.— Monday through Friday

TEL 305.234.2121 · FAX 305.234.2131

12645 PINECREST PARKWAY | PINECREST, FLORIDA 33156

www.pinecrest-fl.gov



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NOTICE OF COMMENCEMENT REQUIREMENT

Florida's Construction Lien Law (Chapter 713, Part One, Florida Statutes) requires the recording of a Notice of Commencement with the Clerk of the Courts for real property improvements greater than \$2,500. This notice must be signed by the property owner.

Under Florida Law, those who work on private property or provide materials and are not paid, have a right to enforce a claim for payment against the property. This claim is known as a construction lien.

For your protection under the Construction Lien Law and to avoid the possibility of paying twice for improvements to real property, you must record a Notice of Commencement in the Clerk of the Court's Office. The Notice of Commencement must be signed by the owner contracting the improvement, and not by an agent.

The Notice of Commencement must be completed and recorded within 90 days before starting work.

LICENSE & INSURANCE REQUIREMENT

The Village requires contractors doing business within the Village to be licensed and insured. By calling the Village's Building and Planning Department, a resident can find out if a contractor has submitted proof of their license and insurance. Licensed contractors must have general liability and worker's compensation insurance in effect at all times.

ARE THERE ANY WARNING SIGNS THAT THE HOMEOWNER MAY BE DEALING WITH AN UNSCRUPULOUS CONTRACTOR?

Yes. Early warning signs could include:

- A large down payment is required before work begins.
- Many requests for money during early phases of construction.
- A verbal contract only, as person is not willing to put all items in writing.
- You are asked to make your check payable to an individual's name or "cash", or asked to make payment in cash.
- The contractor suggests doing the work without permits or asks the homeowner to obtain the permit.



HOW LONG IS MY PERMIT VALID FOR, AND ARE INSPECTIONS REQUIRED?

Permits will expire and become null and void if work authorized by such permits has not commenced within 180 days from issuance or has been suspended or abandoned at any time for a period of 180 days. If the permit holder is unable to begin work and obtain an inspection within 180 days, a permit renewal is necessary prior to permit expiration.

It is also important to know that the 1995 Florida Legislature created the "Homebuyer's Protection Act". This Act amends several sections of the Florida Statutes and was effective October 1, 1995. Most of the provisions are directed at commercial construction although some do affect general construction. The following are some of the key provisions of the act.

- Section 489.1265(1) and (2), Florida Statutes, provide that a contractor may not enter into an agreement with or knowingly allow certifications to be used by a person who is not certified or registered.
- Section 489.1265(3) provides that a contractor, except when working without compensation, may not obtain permits for construction work without

first entering into a contract to perform improvements. A violation of this provision is a misdemeanor of the first degree and subsequent violation is a felony.

- Section 489.126 requires that a contractor who receives money totaling more than 10% of the contract price for work on residential property must apply for the necessary permits within 30 days after payment is made and must start work within 90 days after all permits are issued, unless the person who made the payment has agreed to a longer period in writing.
- Section 489.1425 requires the contractor to notify residential property owners of a recovery fund no later than the date the owner makes the initial payment

and at the time final payment is made. The contractor must inform the owner clearly and conspicuously in writing of how and where to file a claim and an explanation of consumers rights under the Construction Industry Recovery Fund.

- Section 713.165 provides the owner may request from the contractor a list of all subcontractors and suppliers. This request must be in writing and delivered by registered or certified mail. Within 10 days after receipt of the written request, the contractor must furnish the list. Failure to do so results in the forfeiture of the contractor's right to assert a lien against the owner's property.

