



A Notice of Commencement is a recording. It is not a permit and not an inspection.

Original Masterbuild PE packet. Not a construction-lien legal form and not a copy of the County how-to-apply page. The owner (not the agent) signs. Record before you call inspections when the published threshold applies. Two County-published documents have not always named the same HVAC exception. Confirm Florida Building Code 105.8 and the live County page the morning you record. Do not argue the inspector with a PDF from this site.

What it is

☐ **A recorded notice that work is starting, so lien rights attach to the right people.**

That is why the owner signs. A contractor signing 'as agent' is the first fight at the window. This packet is not lien advice. Use a Florida construction lawyer for lien questions.

☐ **The County how-to-apply page publishes a dollar threshold and an HVAC repair/replacement exception.**

The mechanical inspector guideline has, on some editions, named a different HVAC exception. We do not pick a winner. Open the live how-to-apply page and FBC 105.8 the morning you record. Write the number you used on the permit card so the next inspector is not guessing.

☐ **Record within the published window before work starts. Bring the recorded instrument to the first inspection.**

Calling a rough without a recorded Notice of Commencement, when one is required, is a wasted truck. HVAC change-out exception, if it applies, is still a permit — HB 803 did not exempt mechanical.

The hold we see first

Change-out crew on the roof, inspector on site, and the NOC is still at the clerk because someone mixed the how-to-apply number with the inspector-sheet number. Inspection not performed. 180-day clock still running.

What to send

Job value, whether this is repair/replacement of existing heating or air-conditioning, and whether a Notice of Commencement is already recorded. We will say whether the exception is even the question — not whether your recording is valid.

Send the comments. Not the County guideline.

Folio (does it start with 30?), process or UP number, and the comments PDF. Masterbuild will say which row is actually open.

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+1 (786) 398-6940 · Calendly: 30-minute scoping call

Masterbuild provides engineering services under a written scope. Nothing in this packet is a Notice of Commencement, a lien determination, or a representation about inspection. Confirm live FBC 105.8 and the County how-to-apply page. This is not legal advice.