

Text of the lien waiver form(s) prescribed by Florida Statutes §713.20(4) and (5), as compiled 2026-08-12 by SubLien from the cited public statute, with the statutory blanks left blank. Statutes change. Review the current statute and your project facts; this sample is not a determination that a form or workflow fits your transaction. Both prescribed forms are, by their terms, effective on delivery; under §713.20(6) a person may not require a lienor to furnish a waiver or release that is different from these forms, and §713.20(7) addresses a lienor's election to condition a waiver given in exchange for a check on payment of the check. These forms are not a substitute for the advice of an attorney. This file is provided free and as is, without warranty of any kind, including that it is current, complete or suitable for your project. To the fullest extent permitted by law, Sublien LLC is not liable for any use of this file or the forms in it. Use is subject to sublien.com/terms. Background and citations: sublien.com/lien-waiver-requirements/fl.

WAIVER AND RELEASE OF LIEN UPON PROGRESS PAYMENT

Florida Statutes §713.20(4)

The undersigned lienor, in consideration of the sum of \$_____, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through _____ (insert date) to _____ (insert the name of your customer) on the job of _____ (insert the name of the owner) to the following property:
_____ (description of property)

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on _____, _____ (year).

_____ (Lienor)

By: _____

WAIVER AND RELEASE OF LIEN UPON FINAL PAYMENT

Florida Statutes §713.20(5)

The undersigned lienor, in consideration of the final payment in the amount of \$_____,
hereby waives and releases its lien and right to claim a lien for labor, services, or materials
furnished to _____ (insert the name of your customer) on the job of
_____ (insert the name of the owner) to the following described property:
_____ (description of property)

DATED on _____, _____ (year).

_____ (Lienor)

By: _____