

Abandoned residential construction projects



Know your rights

How will Florida law help me if...

I pay a deposit and the work never starts?

If your contractor takes a deposit of more than 10 percent of the project cost and either fails to apply for a permit within 30 days or fails to start the work within 90 days of any necessary permitting, you may have a remedy. Florida law states you can send the contractor a notice demanding they apply for any needed permits, start the work, or refund payment within 30 days.

Work starts and the project is abandoned?

If your contractor received payment exceeding the value of the work performed, they may not fail or refuse to perform any work for any 90-day period. If they do, Florida law states you can send the contractor a notice demanding they perform the work or refund payment within 30 days.

Help from Pinellas County

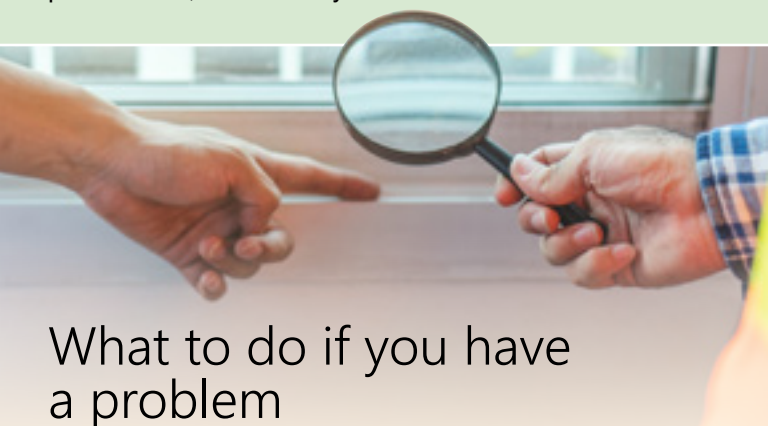
A notice with the required language citing Florida Statute 489.126 can be obtained by emailing Pinellas County Consumer Protection at consumer@pinellascounty.org or by calling (727) 464-6200.

How Florida law protects consumers

In 2019, the Florida Legislature amended Florida Statute 489.126 to enhance protections for consumers hiring a contractor for residential improvements.

The law holds contractors accountable once they receive payment for residential construction projects totaling more than 10 percent of the project cost or exceeding the value of the work completed.

PENALTY: A contractor who violates F.S. 489.126 may face criminal penalties. If a case results in a successful prosecution, victims may be awarded restitution.



What to do if you have a problem

If you have paid a deposit and no work has started, or if a permit application has not been filed, or if work has started and stopped, first communicate with your contractor to resolve any issues.

Before terminating a contract, you may wish to consult with an attorney. Terminating the contract may limit your options under Florida law.

If your issues cannot be resolved, you can file a complaint with Pinellas County Consumer Protection, and we will try to assist you further.

Remember to keep copies of all agreements, payments and any other project-related documentation.



Phone: (727) 464-6200

Fax: (727) 464-6129

Email: consumer@pinellascounty.org

www.pinellascounty.org/consumer