



26 | date of the issuance of a certificate of occupancy, the date of  
27 | abandonment of construction if not completed, or the date of  
28 | completion of the contract or termination of the contract  
29 | between the professional engineer, registered architect, or  
30 | licensed contractor and his or her employer, whichever date is  
31 | latest; except that, when the action involves a latent defect,  
32 | the time runs from the time the defect is discovered or should  
33 | have been discovered with the exercise of due diligence. In any  
34 | event, the action must be commenced within 10 years after the  
35 | date of actual possession by the owner, the date of the issuance  
36 | of a certificate of occupancy, the date of abandonment of  
37 | construction if not completed, or the date of completion of the  
38 | contract or termination of the contract between the professional  
39 | engineer, registered architect, or licensed contractor and his  
40 | or her employer, whichever date is latest. Completion of the  
41 | contract means the later of the date of final performance of all  
42 | the contracted services or the date that final payment for such  
43 | services becomes due without regard to the date final payment is  
44 | made. However, counterclaims, cross-claims, and third-party  
45 | claims that arise out of the conduct, transaction, or occurrence  
46 | set out or attempted to be set out in a pleading may be  
47 | commenced up to 1 year after the pleading to which such claims  
48 | relate, even if such claims would otherwise be time barred. With  
49 | respect to actions founded on construction of an improvement to  
50 | real property, if such construction is performed pursuant to a

51 duly issued building permit and if a local enforcement agency,  
52 state enforcement agency, or special inspector, as those terms  
53 are defined in s. 553.71, has issued a final certificate of  
54 occupancy or certificate of completion, then as to the  
55 construction which is within the scope of such building permit  
56 and certificate, the correction of defects to completed work or  
57 repair of completed work identified on a punch list provided to  
58 the owner at the time such corrective or repair work is  
59 performed, whether performed under warranty or otherwise, does  
60 not extend the period of time within which an action must be  
61 commenced, provided that notice in substantially the following  
62 form is given to the owner at the time the corrective or repair  
63 work is performed:

64  
65 "WARNING. THE PERFORMANCE OF WARRANTY OR CORRECTIVE WORK DOES  
66 NOT EXTEND THE TIME TO BRING A CLAIM FOUNDED ON THE DESIGN,  
67 PLANNING, OR CONSTRUCTION OF AN IMPROVEMENT TO REAL PROPERTY.-  
68 FLORIDA LAW HAS STRICT TIME LIMITS TO BRING CLAIMS.-"

69  
70 Such notice shall be in conspicuous type of at least 14 points.

71 Section 2. This act applies to causes of action that  
72 accrue on or after July 1, 2019.

73 Section 3. This act shall take effect July 1, 2019.