

2008

Fifty State Lien Law Notice Requirements



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This quick reference table describes general time requirements for filing lien notices in each state. The construction and real estate practice groups at Seyfarth Shaw prepared the survey for use primarily by commercial contractors and real estate developers on non-public projects. Requirements may differ for residential and other contractors. The table does not detail required methods of service or the contents of lien notices, nor does it replace legal advice regarding the prosecution or defense of a lien claim. **The survey shows lien statutes in effect as of January 1, 2008.**

State	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
ALABAMA ALA. CODE §§ 35-11-1 et seq.	None	Verified Statement of Lien must be filed within 6 months after the maturity of the entire indebtedness (ordinarily the last day on which labor or materials were furnished) Suit must be commenced and lis pendens notice should be filed, within 6 months after maturity of the entire indebtedness (ordinarily the last day on which labor or materials were furnished)	Notice of Intent to Claim Lien must be served on owner and construction lender prior to filing verified statement of lien	Verified Statement of Lien must be filed within 4 months after last item of work or material furnished Laborers must file a Verified Statement of Lien within 30 days after last item of work furnished Suit must be commenced and lis pendens notice should be filed, within 6 months after maturity of the entire indebtedness (ordinarily the last day on which labor or materials were furnished)	Notice of Intent to Claim Lien must be served on owner and construction lender prior to supplied material being used in project	Verified Statement of Lien must be filed within 4 months after last item of work or material furnished Suit must be commenced and lis pendens notice should be filed, within 6 months after maturity of the entire indebtedness (ordinarily the last day on which labor or materials were furnished)

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State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
ALASKA ALASKA STAT. §§ 34.35.005 et seq.	<p>Notice of Right to Lien should be served on owner and filed prior to provision of labor or materials</p>	<p>Claim of Lien must be filed within 15 days from Notice of Completion if advance notice of filing Notice of Completion is recorded</p> <p>Claim of Lien must be filed within 15 days from filing of Notice of Completion if no Notice of Right to Lien filed</p> <p>Claimant who records Notice of Right to Lien has 90 days after either actual completion of the construction contract or the last day of furnishing goods or services for improvement of the property</p> <p>Claimant who has given Notice of Right to Lien but otherwise receives no advance notice of the date that the Notice of Completion is to be recorded by the owner has 90 days to record Claim of Lien as provided in AS 34.35.071 (a)(2)</p>	<p>Notice of Right to Lien should be served on owner and filed prior to provision of labor or materials</p>	<p>Claim of Lien must be filed within 15 days from Notice of Completion if advance notice of filing Notice of Completion is given</p> <p>Claim of Lien must be filed within 15 days from filing of Notice of Completion if no Notice of Right to Lien filed</p> <p>Claimant who records Notice of Right to Lien has 90 days after either actual completion of the construction contract or the last day of furnishing goods or services for improvement of the property</p> <p>Claimant who has given Notice of Right to Lien but otherwise receives no advance notice of the date that the Notice of Completion is to be recorded by the owner has 90 days to record Claim of Lien as provided in AS 34.35.071 (a)(2)</p>	<p>Notice of Right to Lien should be served on owner and filed prior to provision of labor or materials</p>	<p>Claim of Lien must be filed within 15 days from Notice of Completion if advance notice of filing Notice of Completion is given</p> <p>Claim of Lien must be filed within 15 days from filing of Notice of Completion if no Notice of Right to Lien filed</p> <p>Claimant who records Notice of Right to Lien has 90 days after either actual completion of the construction contract or the last day of furnishing goods or services for improvement of the property</p> <p>Claimant who has given Notice of Right to Lien but otherwise receives no advance notice of the date that the Notice of Completion is to be recorded by the owner has 90 days to record Claim of Lien as provided in AS 34.35.071 (a)(2)</p>

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State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
ARIZONA ARIZ. REV. STAT. §§ 33-981 et seq.	<p>Written notice must be given within 20 days after providing labor, services or materials to Owner, Prime Contractor, and Construction Lender</p> <p>Ariz. Stat. § 33-992.01</p>	<p>Claimant must record Notice and Claim of Lien within the earlier of 60 days of the filing and service of the Notice of Completion or within 120 days after completion and serve on owner within a reasonable time thereafter</p> <p>Action to foreclose mechanics lien must be commenced within 6 months after recording claim of lien; lis pendens notice must be filed within 5 days of filing action</p>	<p>Written notice must be given within 20 days after providing labor, services or materials to Owner, Prime Contractor, Construction Lender, and person with whom the subcontractor has contracted</p> <p>Ariz. Stat. § 33-992.01 Lender 33-992.01</p> <p>No preliminary notice required for person who is actual laborer for wages</p>	<p>Claimant must record Notice and Claim of Lien within the earlier of 60 days of the filing and service of the Notice of Completion or within 120 days after completion and serve on owner within a reasonable time thereafter</p> <p>Action to foreclose mechanics lien must be commenced within 6 months after recording claim of lien; lis pendens notice must be filed within 5 days of filing action</p>	<p>Written notice must be given within 20 days after providing labor, services or materials to Owner, Prime Contractor, Construction Lender, and person with whom the supplier has contracted</p> <p>Ariz. Stat. § 33-992.01</p>	<p>Claimant must record Notice and Claim of Lien within the earlier of 60 days of the filing and service of the Notice of Completion or within 120 days after completion and serve on owner within a reasonable time thereafter</p> <p>Action to foreclose mechanics lien must be commenced within 6 months after recording claim of lien; lis pendens notice must be filed within 5 days of filing action</p>
ARKANSAS ARK. CODE ANN. §§ 18-44-101 et seq.	<p>Claimant must (for certain residential projects) and should (for commercial projects) provide statutory notice at § 18-44-115 prior to supplying any materials or fixtures. Notice may be incorporated into contract with Owner</p>	<p>Claimant must file "a just and true account of the demand due and owing," together with an affidavit evidencing compliance with notice provisions, within 120 days after labor or materials furnished</p> <p>Action to enforce lien must be commenced, and a lis pendens notice filed, within 15 months after filing lien</p>	<p>Claimant must give at least 10 days notice to owner prior to filing "a just and true account of the demand due and owing"</p> <p>No notice required if suit to impress lien filed by claimant within 120 days of the provision of work or materials</p> <p>Written Notice of Nonpayment must be served on owner and contractor within 75 days of the date on which the supplies were provided</p>	<p>Claimant must file "a just and true account of the demand due and owing," together with an affidavit evidencing compliance with notice provisions, within 120 days after labor or materials furnished</p> <p>If appropriate notices filed, suit must commence, and a lis pendens notice filed, within 15 months after filing lien</p>	<p>Claimant must give at least 10 days notice to owner prior to filing "a just and true account of the demand due and owing"</p> <p>No notice required if suit to impress lien filed by claimant within 120 days of the provision of work or materials</p> <p>Written Notice of Nonpayment must be served on owner and contractor within 75 days of the date on which the supplies were provided</p>	<p>Claimant must file "a just and true account of the demand due and owing," together with an affidavit evidencing compliance with notice provisions, within 120 days after labor or materials furnished</p> <p>If appropriate notices filed, suit must commence, and a lis pendens notice filed, within 15 months after filing lien</p>

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
CALIFORNIA CAL. CIV. CODE §§ 3082 et seq.	None	<p>Claim of Lien must be recorded within 60 days of notice of completion or notice of cessation or if neither is filed within 90 days after the completion of work of improvement</p> <p>Suit to foreclose lien must be filed within 90 days of the date that the claim of lien is recorded</p>	<p>Preliminary 20-day Notice must be served on the project owner, original contractor, and construction lender within 20 days of first provision of material or labor on project</p> <p>Notice filed after 20 days is effective for all work done in preceding 20 days and thereafter</p> <p>No preliminary notice required for person who is actual laborer for wages</p>	<p>Claim of Lien must be recorded within 30 days of notice of completion or notice of cessation or if neither is filed within 90 days after the completion of work of improvement</p> <p>Suit to foreclose lien must be filed within 90 days of the date that the claim of lien is recorded</p>	<p>Preliminary 20-day Notice must be served on the project owner, original contractor, and construction lender within 20 days of first provision of material or labor on project</p> <p>Notice filed after 20 days is effective for all work done in preceding 20 days and thereafter</p>	<p>Claim of Lien must be recorded within 30 days of notice of completion or notice of cessation or if neither is filed within 90 days after the completion of work of improvement</p> <p>Suit to foreclose lien must be filed within 90 days of the date that the claim of lien is recorded</p>
COLORADO COLO. REV. STAT. §§ 38-22-101 et seq.	<p>Notice of Intent to File a Lien Statement (together with a copy of the Lien Statement that will be filed) must be served on owner at least 10 days prior to filing Lien Statement</p>	<p>Lien Statement must be filed within 4 months after the day on which the lien claimant last provided labor or materials except that statements "for labor and work by the day or piece, but without furnishing materials therefor" must be filed within 2 months after completion of the building or other improvements</p> <p>Action to foreclose lien and notice of Lis Pendens must be filed within 6 months after completion of the improvement or furnishing of the last labor or materials</p>	<p>Notice of Intent to File a Lien Statement (together with a copy of the Lien Statement that will be filed) must be served on owner and prime contractor at least 10 days prior to filing Lien Statement</p>	<p>Lien Statement must be filed within 4 months after the day on which the lien claimant last provided labor or materials except that statements "for labor and work by the day or piece, but without furnishing materials therefor" must be filed within 2 months after completion of the building or other improvements</p> <p>Action to foreclose lien and notice of Lis Pendens must be filed within 6 months after completion of the improvement or furnishing of the last labor or materials</p>	<p>Notice of Intent to File a Lien Statement (together with a copy of the Lien Statement that will be filed) must be served on owner and prime contractor at least 10 days prior to filing Lien Statement</p>	<p>Lien Statement must be filed within 4 months after the day on which the lien claimant last provided labor or materials except that statements "for labor and work by the day or piece, but without furnishing materials therefor" must be filed within 2 months after completion of the building or other improvements</p> <p>Action to foreclose lien and notice of Lis Pendens must be filed within 6 months after completion of the improvement or furnishing of the last labor or materials</p>

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State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
CONNECTICUT CONN. GEN. STAT. §§ 49-33 et seq.	Prime contractor should file affidavit required by Conn. Gen. Stat. § 49-35 within 15 days of commencing work on the project in order to receive all notices required to be served on owner	Certificate of Mechanics Lien must be recorded within 90 days of the last day work was performed on project Within same 90 day period, but no later than 30 days after lien is recorded, a copy of lien must be served on all property owners Action to foreclose mechanics lien must be commenced and Lis Pendens filed within 1 year after recording lien	Notice of Intent to Lien must be given to owner and general contractor within 90 days after work on the project has ceased, but serving lien certificate itself satisfies notice requirement and need not be served prior to recording lien	Certificate of Mechanics Lien must be recorded within 90 days of the last day work was performed on project Within same 90 day period, but no later than 30 days after lien is recorded, a copy of lien must be served on all property owners Action to foreclose mechanics lien must be commenced and Lis Pendens filed within 1 year after recording lien	Notice of Intent to Lien must be given to owner and general contractor within 90 days after work on the project has ceased, but serving lien certificate itself satisfies notice requirement and need not be served prior to recording lien	Certificate of Mechanics Lien must be recorded within 90 days of the last day work was performed on project Within same 90 day period, but no later than 30 days after lien is recorded, a copy of lien must be served on all property owners Action to foreclose mechanics lien must be commenced and Lis Pendens filed within 1 year after recording lien
DELAWARE DEL. CODE ANN. tit. 25, §§ 2701 et seq.	Contractor must provide list of all persons who have provided labor or materials in connection with the construction within 10 days of request Owner not required to pay contractor and contractor may not avail itself of lien rights until the list is furnished	Statement of claim must be filed within 180 days following completion of the structure	None	Statement of claim must be filed within 120 days from completion of the labor performed or from the last of the materials furnished by them	None	Statement of claim must be filed within 120 days from completion of the labor performed or from the last of the materials furnished by them

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State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
FLORIDA FLA. STAT. §§ 713.001 et seq.	None	<p>Contractor must file a claim of lien within 90 days of the last work performed on the job site and serve it on the owner within 15 days after filing</p> <p>Contractor must execute and deliver to owner a final contractor's affidavit at least 5 days before instituting a lien foreclosure</p> <p>Action to foreclose lien must be commenced within 1 year after the claim of lien was filed</p> <p>If notice of contest of lien is recorded by owner, action must be instituted within 60 days, or if summons to show cause is received, within 20 days</p>	<p>Claimant must serve the owner with Notice to Owner within earlier of :</p> <p>(1) 45 days after first commencing to furnish services or materials or within 45 days of commencing to make "specially fabricated materials" or</p> <p>(2) Before the date of the owner's final payment under the owner's contract with the contractor who furnished the affidavit stating that all lienors under it have been paid</p> <p>Subcontractors must record lien within 90 days of the last work performed and serve copy on owner within 15 days thereafter</p> <p>sub-subcontractor must serve notices on others designated by owner including Notice to Owner filed within the earlier of :</p> <p>(1) 45 days after first commencing to furnish services or materials; or</p> <p>(2) before final payment to the subcontractor through whom the sub-subcontractor is working</p>	<p>Laborer must file a claim of lien within 90 days of the last work performed on the job site and serve it on the owner within 15 days after filing it</p> <p>Action to foreclose lien must be commenced within 1 year after the claim of lien was filed</p> <p>If notice of contest of lien is recorded by owner, action must be instituted within 60 days, or if summons to show cause is received, within 20 days</p>	<p>Materialmen dealing directly with owner must follow the same notice and lien procedures as the prime contractor except no Final contractor's Affidavit is required before foreclosing a lien</p> <p>Materialmen dealing directly with Prime Contractor should follow notice and lien procedures of a subcontractor</p> <p>Materialmen dealing with subcontractor should follow notice and lien procedures for sub-subcontractors</p>	<p>Action to foreclose lien must be commenced within 1 year after the claim of lien was filed</p> <p>If notice of contest of lien is recorded by owner, action must be instituted within 60 days, or if summons to show cause is received, within 20 days</p>

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State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
GEORGIA GA. CODE ANN. §§ 44-14-360 et seq.	None	<p>Claimant must record a claim of lien within 3 months after last furnishing materials or labor</p> <p>At the time of recording the lien the claimant must send a copy of the claim of lien by registered or certified mail or statutory overnight delivery to the owner of the real property or the contractor, as agent for the owner</p> <p>Claimant must commence an action on the underlying debt secured by the lien within 12 months from the time the debt became due</p> <p>Within 14 days of filing suit claimant must file a sworn notice of commencement of the suit in the property records of the court where the claim of lien is filed</p>	<p>If owner complies with Notice of Commencement requirement, (which must be filed no later than 15 days after contractor commences work) subcontractors and suppliers not in privity with the owner must provide a Notice to Contractor to the owner or agent of the owner and the contractor within 30 days from the filing of the Notice of Commencement, or 30 days following the first delivery of labor, services, or materials to the property, whichever is later</p>	<p>Claimant must record a claim of lien within 3 months after last furnishing materials or labor</p> <p>At the time of recording the lien the claimant must send a copy of the claim of lien by registered or certified mail or statutory overnight delivery to the owner of the real property or the contractor, as agent for the owner</p> <p>Claimant must commence an action on the underlying debt secured by the lien within 12 months from the time the debt became due</p> <p>Within 14 days of filing suit claimant must file a sworn notice of commencement of the suit in the property records of the court where the claim of lien is filed</p>	<p>If owner complies with Notice of Commencement requirement, (which must be filed no later than 15 days after contractor commences work) subcontractors and suppliers not in privity with the owner must provide a Notice to Contractor to the owner or agent of the owner and the contractor within 30 days from the filing of the Notice of Commencement, or 30 days following the first delivery of labor, services, or materials to the property, whichever is later</p>	<p>Claimant must record a claim of lien within 3 months after last furnishing materials or labor</p> <p>At the time of recording the lien the claimant must send a copy of the claim of lien by registered or certified mail or statutory overnight delivery to the owner of the real property or the contractor, as agent for the owner</p> <p>Claimant must commence an action on the underlying debt secured by the lien within 12 months from the time the debt became due</p> <p>Within 14 days of filing suit claimant must file a sworn notice of commencement of the suit in the property records of the court where the claim of lien is filed</p>

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
HAWAII HAW. REV. STAT. §§ 507-42 et seq.	None	<p>Application for a Lien and Notice of Lien must be filed and served on the owner and any person with an interest therein and on parties who contracted for the improvement of the property or any person with an interest therein. The Application and Notice must be filed within 45 days after the date of completion of improvements</p> <p>Court will hold a hearing to determine if probable cause exists for the lien within 3 to 10 days after service of Application and Notice</p> <p>If court finds probable cause for lien, lien will attach to property and action to enforce lien must be brought within 3 months thereafter</p>	None	<p>Application for a Lien and Notice of Lien must be filed and served on the owner and any person with an interest therein and on parties who contracted for the improvement of the property or any person with an interest therein. The Application and Notice must be filed within 45 days after the date of completion of improvements</p> <p>Court will hold a hearing to determine if probable cause exists for the lien within 3 to 10 days after service of Application and Notice</p> <p>If court finds probable cause for lien, lien will attach to property and action to enforce lien must be brought within 3 months thereafter</p>	None	<p>Application for a Lien and Notice of Lien must be filed and served on the owner and any person with an interest therein and on parties who contracted for the improvement of the property or any person with an interest therein. The Application and Notice must be filed within 45 days after the date of completion of improvements</p> <p>Court will hold a hearing to determine if probable cause exists for the lien within 3 to 10 days after service of Application and Notice</p> <p>If court finds probable cause for lien, lien will attach to property and action to enforce lien must be brought within 3 months thereafter</p>

State	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
IDAHO IDAHO CODE §§ 45-501 et seq.	None	Claim of lien must be filed with the county recorder for the county in which the property is located within 90 days after the completion or cessation of labor or services or furnishing of materials for any cause A true and correct copy of the claim of lien must be served on the owner of the property no later than 5 business days following the filing of the claim of lien Claimant must initiate foreclosure action within 6 months of filing lien	None	Claim of lien must be filed with the county recorder for the county in which the property is located within 90 days after the completion or cessation of labor or services or furnishing of materials for any cause A true and correct copy of the claim of lien must be served on the owner of the property no later than 5 business days following the filing of the claim of lien Claimant must initiate foreclosure action within 6 months of filing lien	None	Claim of lien must be filed with the county recorder for the county in which the property is located within 90 days after the completion or cessation of labor or services or furnishing of materials for any cause A true and correct copy of the claim of lien must be served on the owner of the property no later than 5 business days following the filing of the claim of lien Claimant must initiate foreclosure action within 6 months of filing lien

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State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
ILLINOIS 770 ILCS 60/0.01 et seq.	None	<p>Verified claim for mechanics lien must be recorded within 4 months after completion of the work to prevail over the owner and third parties; contractor may prevail over the original owner if lien is filed within 2 years after completion</p> <p>Action to foreclose a mechanics lien must be filed (and a <i>lis pendens</i> notice) within 2 years after the completion of the work for which the lien was originally recorded, or within 30 days after the owner (or other interested party) makes a demand against the lien claimant that suit be filed</p>	<p>Subcontractor supplying services or materials to a single family, owner-occupied residence must notify the occupant that it is supplying labor or materials within 60 days from the date of first supplying labor or materials</p>	<p>Subcontractor must, within 90 days after completion of the work, serve a written notice of the claim on the owner, or the owner's agent, architect or superintendent, and the mortgagee</p> <p>Verified claim for mechanics lien must be recorded within 4 months after completion of the work to prevail over the owner and third parties; Subcontractor may prevail over the original owner if lien is filed within 2 years after completion</p> <p>An action to enforce the mechanics lien must be filed (and a <i>lis pendens</i> notice) within 2 years after the date of the completion of the work, or within 30 days after the owner (or other interested party) makes a demand against the lien claimant that suit be filed</p>	<p>Materialmen supplying materials to a single family, owner-occupied residence must notify the occupant that it is supplying labor or materials within 60 days from the date of first supplying labor or materials.</p>	<p>Materialmen must, within 90 days after providing the materials, serve a written notice of the claim on the owner, or the owner's agent architect or superintendent, and the mortgagee</p> <p>Verified claim for mechanics lien must be recorded within 4 months after completion of the work to prevail over the owner and third parties; Materialmen may prevail over the original owner if lien is filed within 2 years after completion</p> <p>An action to enforce the mechanics lien must be filed (and a <i>lis pendens</i> notice) within 2 years after the date of the completion of the work, or within 30 days after the owner (or other interested party) makes a demand against the lien claimant that suit be filed</p>

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
INDIANA IND. CODE §§ 32-28-3-1 et seq.	None, except for special rules for owner occupied dwellings	Notice of intent to hold a mechanics lien must be filed within 90 days of last performing labor or furnishing material machinery Notice of the lien must be mailed to the owner within 3 days of filing (For residential- see Ind Code § 32-28-3-1 and § 32-28-3-3) Mechanics lien will be barred unless suit is filed within 1 year after notice of intention to hold lien is filed, except when owner gives notice to file suit within 30 days, suit must be filed within 30 days of receipt of notice	None, except for special rules for owner occupied dwellings	Notice of intent to hold a mechanics lien must be filed within 90 days of last performing labor or furnishing material machinery Notice of the lien must be mailed to the owner within 3 days of filing (For residential- see Ind Code § 32-28-3-1 and § 32-28-3-3) Mechanics lien will be barred unless suit is filed within 1 year after notice of intention to hold lien is filed, except when owner gives notice to file suit within 30 days, suit must be filed within 30 days of receipt of notice	None, except for special rules for owner occupied dwellings	Notice of intent to hold a mechanics lien must be filed within 90 days of last performing labor or furnishing material machinery Notice of the lien must be mailed to the owner within 3 days of filing (For residential- see Ind Code § 32-28-3-1 and § 32-28-3-3) Mechanics lien will be barred unless suit is filed within 1 year after notice of intention to hold lien is filed, except when owner gives notice to file suit within 30 days, suit must be filed within 30 days of receipt of notice

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
IOWA IOWA CODE §§ 572.1 et seq.	None	<p>Verified Mechanics Lien statement must be filed within 90 days of the date on which the last material was furnished or labor performed</p> <p>Action to enforce mechanics lien must be commenced within 2 years from the expiration of the 90-day lien filing period</p> <p>If lien holder is served with a written demand of the owner or the owner's agent, the action to enforce the lien must be commenced within 30 days</p> <p>(Special rules apply to owner occupied dwellings)</p>	None	<p>Verified Mechanics Lien statement must be filed within 90 days of the date on which the last material was furnished or labor performed</p> <p>(There is a provision for late filed lien statements under the statute at § 572.10 but this limits claimant's rights)</p> <p>Action to enforce mechanics lien must be commenced within 2 years from the expiration of the 90-day lien filing period</p> <p>If lien holder is served with a written demand of the owner or the owner's agent, the action to enforce the lien must be commenced within 30 days</p> <p>(Special rules apply to owner occupied dwellings)</p>	<p>Material man providing materials to subcontractor must notify prime contractor that it is providing materials within 30 days of first furnishing such materials</p>	<p>Verified Mechanics Lien statement must be filed within 90 days of the date on which the last material was furnished or labor performed</p> <p>(There is a provision for late filed lien statements under the statute at § 572.10 but this limits claimant's rights)</p> <p>Action to enforce mechanics lien must be commenced within 2 years from the expiration of the 90-day lien filing period</p> <p>If lien holder is served with a written demand of the owner or the owner's agent, the action to enforce the lien must be commenced within 30 days</p> <p>(Special rules apply to owner occupied dwellings)</p>

State	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
KANSAS KAN. STAT. ANN. §§ 60-1101 et seq.	None	<p>Verified lien statement must be filed within 4 months of the date materials, equipment, or supplies were last used or consumed or labor was last performed (with opportunity to extend to within 5 months for non-residential property upon filing notice of extension within 4 month period)</p> <p>An action to foreclose a mechanics lien must be brought within 1 year from the filing of the lien statement or 1 year from the maturity date of a promissory note attached to the lien statement in lieu of an itemized statement</p>	None	<p>Verified lien statement must be filed within 3 months of the date materials, equipment, or supplies were last used or consumed or labor was last performed (with opportunity to extend to within 5 months for non-residential property upon filing notice of extension within 3 month period)</p> <p>An action to foreclose a mechanics lien must be brought within 1 year from the filing of the lien statement or 1 year from the maturity date of a promissory note attached to the lien statement in lieu of an itemized statement</p> <p>Sub-subcontractors have no lien rights</p>	None	<p>Verified lien statement must be filed within 3 months of the date materials, equipment, or supplies were last used or consumed or labor was last performed (with opportunity to extend to within 5 months for non-residential property upon filing notice of extension within 3 month period)</p> <p>An action to foreclose a mechanics lien must be brought within 1 year from the filing of the lien statement or 1 year from the maturity date of a promissory note attached to the lien statement in lieu of an itemized statement</p> <p>Supplier of supplier has no lien rights</p>

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
KENTUCKY KY. REV. STAT. ANN. §§ 376.010 et seq.	None	<p>Statement of Lien must be filed within 6 months after the last furnishing of labor or material</p> <p>Notice to owner must be given within 7 days of filing Statement of Lien</p> <p>Action to enforce the lien must be brought within 12 months from the day the Statement of Lien was filed with clerk</p>	None	<p>Statement of Lien must be filed within 6 months after the last furnishing of labor or material</p> <p>Notice to owner must be given within 7 days of filing Statement of Lien</p> <p>Notice to Owner must be given within 75 days of last furnishing labor or material if the contract is for \$1000 or less; and within 120 days of last furnishing labor or material if contract exceeds \$1000 (different rules for owner-occupied dwellings)</p> <p>Action to enforce the lien must be brought within 12 months from the day the Statement of Lien was filed with clerk</p>	None	<p>Statement of Lien must be filed within 6 months after the last furnishing of labor or material</p> <p>Notice to owner must be given within 7 days of filing Statement of Lien</p> <p>Notice to Owner must be given within 75 days of last furnishing labor or material if the contract is for \$1000 or less; and within 120 days of last furnishing labor or material if contract exceeds \$1000 (different rules for owner-occupied dwellings)</p> <p>Action to enforce the lien must be brought within 12 months from the day the Statement of Lien was filed with clerk</p>

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
LOUISIANA LA. REV. STAT. ANN. §§ 9:4801 et seq.	<p>Written notice of the contract must be filed before the work begins for contracts for more than \$25,000 (signed by owner and contractor)</p>	<p>If Contract is over \$25K and notice of contract has been filed: statement of claim must be timely filed within 60 days after owner files a notice of termination</p> <p>Contract under \$25,000 and no notice of contract timely filed: statement of claim must be filed within 60 days of: (1) the filing of a notice of termination; or (2) if no notice of termination is filed, the substantial completion or abandonment of the work</p> <p>Contract over \$25,000 and no notice of contract: no available lien claim</p> <p>Action (and notice of <i>lis pendens</i>) must be commenced within 1 year after the expiration of the 60 day period</p>	<p>Written notice of the contract should be filed by prime contractor before the work begins</p>	<p>If contract is over \$25K and notice of contract has been timely filed: statement of claim must be filed within 30 days after owner and contractor sign and file a notice of acceptance</p> <p>No notice of contract filed: statement of claim must be filed within 60 days of (1) the filing of a notice of termination, or (2) if no notice of termination is filed, the substantial completion or abandonment of the work</p> <p>Action (and notice of <i>lis pendens</i>) must be commenced within 1 year after the expiration of the 30 or 60 day period</p>	<p>Written notice of the contract should be filed by the prime contractor before the work begins</p> <p>Notice of nonpayment must be sent to owner at least 100 days before filing a lien</p> <p>If notice of contract is recorded, supplier just give notice of nonpayment to the owner and prime contractor within the earlier of (1) the end of the 30 or 60 day period or (2) 75 days from last day of the month in which material was provided</p>	<p>If contract over \$25K and notice of contract has been timely filed: statement of claim must be filed within 30 days after owner and contractor sign and file a notice of acceptance</p> <p>If notice of contract is recorded, supplier just give notice of nonpayment to the owner and prime contractor within the earlier of (1) the end of the 30 or 60 day period or (2) 75 days from last day of the month in which material was provided</p> <p>Action (and notice of <i>lis pendens</i>) must be commenced within 1 year after the expiration of the 30 or 60 day period</p>
MAINE ME. REV. STAT. ANN. tit. 10, §§ 3251 et seq.	None	<p>Action must be commenced within 120 days after the last of the labor or services are performed or labor, material or services are so furnished</p>	None	<p>Lien claim statement must be filed, and a copy thereof sent to Owner, within 90 days after ceasing labor, furnishing material or performing services</p> <p>Civil action must be filed within 120 days after the last material or services are provided</p>	None	<p>Lien claim statement must be filed, and a copy thereof sent to Owner, within 90 days after ceasing labor, furnishing material or performing services</p> <p>Civil action must be filed within 120 days after the last labor, material or services are provided</p>

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
MARYLAND MD. CODE ANN., REAL PROP. §§ 9-101 et seq.	None	<p>Petition to Establish a Mechanics Lien must be instituted within 180 days after the work has been finished or the material furnished</p> <p>Petition to enforce lien must be filed within 1 year after the date upon which the Petition to Establish Lien was filed</p>	None	<p>Notice of lien claim must be served on the owner within 120 days after claimant has performed the last work or furnished the last of its materials</p> <p>Petition to Establish a Mechanics Lien must be instituted within 180 days after the work has been finished or the material furnished</p> <p>Petition to enforce lien must be filed within 1 year after the date upon which the Petition to Establish Lien was filed</p>	None	<p>Notice of lien claim must be served on the owner within 120 days after claimant has performed the last work or furnished the last of its materials</p> <p>Petition to Establish a Mechanics Lien must be instituted within 180 days after the work has been finished or the material furnished</p> <p>Petition to enforce lien must be filed within 1 year after the date upon which the Petition to Establish Lien was filed</p>
MASSACHUSETTS MASS. GEN. LAWS ch. 254, §§ 1 et seq.	<p>Notice of contract must be recorded no later than the earliest of: (1) 60 days after filing of a notice of substantial completion; (2) 90 days after the filing of a notice of termination; or (3) 90 days after the last furnishing of labor and/or materials for the project</p>	<p>A statement of account must be recorded no later than the earliest of: (1) 90 days after filing of a notice of substantial completion; (2) 120 days after the filing of a notice of termination; or (3) 120 days after the last furnishing of labor and/or materials for the project</p> <p>Action to enforce lien must be commenced within 90 days after the recording of the statement of account and must be recorded in the land records for the county where the property is located within 30 days</p>	<p>Subcontractors or suppliers with no direct contractual relationship with the prime contractor must provide a notice of identification to the prime contractor within 30 days of commencing work</p> <p>Notice of subcontract must be recorded no later than the earliest of: (1) 60 days after filing of a notice of substantial completion; (2) 90 days after the filing of a notice of termination; or (3) 90 days after the last furnishing of labor and/or materials for the project (actual notice must be given to the owner)(form of notice is more detailed than that required for prime contractor)</p>	<p>A statement of account must be recorded no later than the earliest of: (1) 90 days after filing of a notice of substantial completion; (2) 120 days after the filing of a notice of termination; or (3) 120 days after the last furnishing of labor and/or materials for the project</p> <p>Action to enforce lien must be commenced within 90 days after the recording of the statement of account and must be recorded in the land records for the county where the property is located within 30 days</p>	<p>Subcontractors or suppliers with no direct contractual relationship with the prime contractor must provide a notice of identification to the prime contractor within 30 days of commencing work</p> <p>Notice of subcontract must be recorded no later than the earliest of: (1) 60 days after filing of a notice of substantial completion; (2) 90 days after the filing of a notice of termination; or (3) 90 days after the last furnishing of labor and/or materials for the project (actual notice must be given to the owner)(form of notice is more detailed than that required for prime contractor)</p>	<p>A statement of account must be recorded no later than the earliest of: (1) 90 days after filing of a notice of substantial completion; (2) 120 days after the filing of a notice of termination; or (3) 120 days after the last furnishing of labor and/or materials for the project</p> <p>Action to enforce lien must be commenced within 90 days after the recording of the statement of account and must be recorded in the land records for the county where the property is located within 30 days</p>

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
MICHIGAN M.C.L.A. §§ 570.1101 et seq.	Contractor must provide sworn statement listing its subcontractors and suppliers, type of improvement each provided, all unpaid laborers, the amounts paid and owing to each party listed (must be provided to owner upon demand or upon payment request; list must be provided or subsequent liens cannot be filed to enforce lien and payment by owner on contract not required)	<p>Claim of lien must be filed within 90 days of last furnishing labor or material for improvement</p> <p>Claim of lien must be served on owner's designee within 15 days after recording lien</p> <p>Action to enforce lien must be brought within 1 year from recording the claim of lien; must also record Notice of <i>Lis Pendens</i></p>	<p>Notice of furnishing must be provided by subcontractor or supplier to owner and prime contractor within 20 days after furnishing the first labor or material, while laborer has 30 days after wages were contractually due but not paid to serve notice, or by 5th day of the 2nd month following the month in which fringe benefits or withholdings from wages were contractually due but not paid</p> <p>Subcontractor must provide sworn statement listing its subcontractors and suppliers, type of improvement each provided, all unpaid laborers, the amounts paid and owing to each party listed (must be provided to owner upon demand or upon payment request; list must be provided or subsequent liens cannot be filed to enforce lien and payment by owner on contract not required)</p>	<p>Claim of lien must be filed within 90 days of last furnishing labor or material for improvement</p> <p>Claim of lien must be served on owner's designee within 15 days after recording lien</p> <p>Action to enforce lien must be brought within 1 year from recording the claim of lien; must also record Notice of <i>Lis Pendens</i></p>	<p>Notice of furnishing must be provided by subcontractor or supplier to owner and prime contractor within 20 days after furnishing the first labor or material,</p>	<p>Claim of lien must be filed within 90 days of last furnishing labor or material for improvement</p> <p>Claim of lien must be served on owner's designee within 15 days after recording lien</p> <p>Action to enforce lien must be brought within 1 year from recording the claim of lien; must also record Notice of <i>Lis Pendens</i></p>

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
MINNESOTA MINN. STAT. §§ 514.01 et seq.	Very complicated pre-lien notice re-quired to be included in the contract or, if no written contract, served on owner within 10 days after the work or improvement is agreed upon if construction on non-commercial building or commercial building of 5000 square feet or less (see Minn. Stat. §514.011 for specifics)	Mechanics lien statement must be filed and served on the owner and owner's agent within 120 days of last furnishing labor or material for improvement Action to foreclose lien must be filed within 1 year of last furnishing labor, skill or material for improvement	Very complicated pre-lien notice re-quired; notice to owner should be pro-vided immediately but must be served within 45 days of first providing labor, skill or material if construction on non-commercial building or commercial building of 5000 square feet or less (see Minn. Stat. §514.011 for specifics)	Mechanics lien statement must be filed and served on the owner, owner's agent and prime contractor within 120 days of last furnishing labor or material for improvement Action to foreclose lien must be filed within 1 year of last furnishing labor, skill or material for improvement	Very complicated pre-lien notice re-quired; notice to owner should be pro-vided immediately but must be served within 45 days of first providing labor, skill or material if construction on non-commercial building or commercial building of 5000 square feet or less (see Minn. Stat. §514.011 for specifics)	Mechanics lien statement must be filed and served on the owner, owner's agent and the person with whom the supplier contracted within 120 days of last furnishing labor or material for improvement Action to foreclose lien must be filed within 1 year of last furnishing labor, skill or material for improvement
MISSISSIPPI MISS. CODE ANN. §§ 85-7-131 et seq.	None	Lawsuit to enforce the lien must be filed within 12 months of the date when the indebtedness secured by the lien became due and payable to the lienor Liens are not effective until a notation is made in the Notice of Construction Liens book in the office of the chancery clerk	None	Lawsuit to enforce the lien must be filed within 12 months of the date when the indebtedness secured by the lien became due and payable to the lienor Liens are not effective until a notation is made in the Notice of Construction Liens book in the office of the chancery clerk Only subcontractors with a direct contractual relationship with the owner have lien rights in Miss	None	Lawsuit to enforce the lien must be filed within 12 months of the date when the indebtedness secured by the lien became due and payable to the lienor Liens are not effective until a notation is made in the Notice of Construction Liens book in the office of the chancery clerk Only material suppliers with a direct contractual relationship with the owner have lien rights in Miss.
MISSOURI MO. REV. STAT. §§ 429.010 et seq.	Disclosure notice with specific statutory language required to be served on owner prior to first payment	Lien statement must be filed within 6 months after the indebtedness has accrued Suit to foreclose mechanics lien must be commenced within 6 months after the filing of the statement	Notice must be given to the owner at least 10 days prior to filing a lien statement	Lien statement must be filed within 6 months after the indebtedness has accrued Suit to foreclose mechanics lien must be commenced within 6 months after the filing of the statement	Notice must be given to the owner at least 10 days prior to filing a lien statement	Lien statement must be filed within 6 months after the indebtedness has accrued Suit to foreclose mechanics lien must be commenced within 6 months after the filing of the statement

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
MONTANA MONT. CODE ANN. §§ 71-3-521 et seq.	<p>Notice of right to claim lien must be served on the owner no later than 20 days after first provision of services or materials to the contracting owner and same must be filed with the clerk and recorder for the county where property is located within 5 business days of notice to the owner (prime contractor may fall within statutory exception for notice-see Mont. Code Ann. § 71-3-531)</p> <p>Prime contractor must provide property description and name and address of owner within 5 business days to subcontractor or material supplier upon request</p>	<p>Lien must be filed not later than 90 days after the last provision of services or materials to the project (or the owner files a notice of completion) and notice of the lien must be served on the owner of the property (see Mont. Code Ann. § 71-3-534 for time restrictions)</p> <p>Actions to foreclose on a lien must be brought within 2 years from the date of filing the lien</p>	<p>Notice of right to claim lien must be served on the owner no later than 20 days after first provision of services or materials to the contracting owner and same must be filed with the clerk and recorder for the county where property is located within 5 business days of notice to the owner</p>	<p>Lien must be filed not later than 90 days after the last provision of services or materials to the project (or the owner files a notice of completion) and notice of the lien must be served on the owner of the property (see Mont. Code Ann. § 71-3-534 for time restrictions)</p> <p>Actions to foreclose on a lien must be brought within 2 years from the date of filing the lien</p>	<p>Notice of right to claim lien must be served on the owner no later than 20 days after first provision of services or materials to the contracting owner and same must be filed with the clerk and recorder for the county where property is located within 5 business days of notice to the owner</p>	<p>Lien must be filed not later than 90 days after the last provision of services or materials to the project (or the owner files a notice of completion) and notice of the lien must be served on the owner of the property (see Mont. Code Ann. § 71-3-534 for time restrictions)</p> <p>Actions to foreclose on a lien must be brought within 2 years from the date of filing the lien</p>

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
NEBRASKA NEB. REV. STAT. §§ 52-125 et seq.	No mandatory notice requirements	<p>Lien must be recorded no later than 120 days after final furnishing of services or materials and claimant must send the owner a copy thereof within 10 days of recording</p> <p>Claimant must serve Owner with a copy of the recorded lien within 10 days after recording the lien</p> <p>Lien is enforceable for 2 years after the date of recording</p> <p>If a demand upon claimant to institute legal proceedings is given and recorded by the owner, claimant must commence legal action within 30 days after receipt of same or record an affidavit that the total contract price is not yet due</p>	No mandatory notice requirements	<p>Lien must be recorded no later than 120 days after final furnishing of services or materials and claimant must send the owner a copy thereof within 10 days of recording</p> <p>Claimant must serve Owner with a copy of the recorded lien within 10 days after recording the lien</p> <p>Lien is enforceable for 2 years after the date of recording</p> <p>If a demand upon claimant to institute legal proceedings is given and recorded by the owner, claimant must commence legal action within 30 days after receipt of same or record an affidavit that the total contract price is not yet due</p>	No mandatory notice requirements	<p>Lien must be recorded no later than 120 days after final furnishing of services or materials and claimant must send the owner a copy thereof within 10 days of recording</p> <p>Claimant must serve Owner with a copy of the recorded lien within 10 days after recording the lien</p> <p>Lien is enforceable for 2 years after the date of recording</p> <p>If a demand upon claimant to institute legal proceedings is given and recorded by the owner, claimant must commence legal action within 30 days after receipt of same or record an affidavit that the total contract price is not yet due</p>

State	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
NEVADA NEV. REV. STAT. §§ 108.221 et seq.	None	<p>Notice of claim of lien must be recorded within 90 days of the later of (a) last provision of materials or labor or (b) completion of the work of improvement</p> <p>If notice of completion is recorded by owner (may be recorded at any time after completion) the lien must be recorded within 40 days of recording the notice</p> <p>Claim of lien, once filed, must be served on owner within 30 days of recording the lien</p> <p>Suit to foreclose the lien must be filed after 30 days have elapsed since the recording of the lien but before the lapse of 6 months of recording the lien</p> <p>Lis pendens should also be filed contemporaneously with the lawsuit, served on other lienholders, and notice of suit must be published in a newspaper once a week for three successive weeks</p>	<p>Notice to owner, with a copy to the prime contractor, of materials supplied or work or services performed must be served on the owner anytime after the first delivery of material or performance of the work or services. Any notice served after 31 days of first supplying work or services limits recovery to work or services performed in the 31 days before notice was given through completion of the project.</p>	<p>Notice of claim of lien must be recorded within 90 days of the later of (a) last provision of materials or labor or (b) completion of the work of improvement</p> <p>If notice of completion is recorded by owner (may be recorded at any time after completion) the lien must be recorded within 40 days of recording the notice</p> <p>Claim of lien, once filed, must be served on owner within 30 days of recording the lien</p> <p>Suit to foreclose the lien must be filed after 30 days have elapsed since the recording of the lien but before the lapse of 6 months of recording the lien</p> <p>Lis pendens should also be filed contemporaneously with the lawsuit, served on other lienholders, and notice of suit must be published in a newspaper once a week for three successive weeks</p>	<p>Notice to owner, with a copy to the prime contractor, of materials supplied or work or services performed must be served on the owner anytime after the first delivery of material or performance of the work or services. Any notice served after 31 days of first supplying work or services limits recovery to work or services performed in the 31 days before notice was given through completion of the project. A copy of the notice must be served on the prime contractor.</p>	<p>Notice of claim of lien must be recorded within 90 days of the later of (a) last provision of materials or labor or (b) completion of the work of improvement</p> <p>If notice of completion is recorded by owner (may be recorded at any time after completion) the lien must be recorded within 40 days of recording the notice</p> <p>Claim of lien, once filed, must be served on owner within 30 days of recording the lien</p> <p>Suit to foreclose the lien must be filed after 30 days have elapsed since the recording of the lien but before the lapse of 6 months of recording the lien</p> <p>Lis pendens should also be filed contemporaneously with the lawsuit</p>

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
NEW HAMPSHIRE N.H. REV. STAT. ANN. §§ 447:1 et seq.	None	Lien created by statute must be perfected by complex writ system within 120 days of last provision of labor or materials	<p>For maximum lien rights, notice of right to claim lien must be served on owner prior to the provision of materials or labor</p> <p>For maximum lien rights, an account of labor and materials provided must be served on owner every 30 days</p>	Lien created by statute must be perfected by complex writ system within 120 days of last provision of labor or materials	<p>For maximum lien rights, notice of right to claim lien must be served on owner prior to the provision of materials or labor</p> <p>For maximum lien rights, an account of labor and materials provided must be served on owner every 30 days</p>	Lien created by statute must be perfected by complex writ system within 120 days of last provision of labor or materials
NEW JERSEY N.J. STAT. ANN. §§ 2A:44A-1 et seq.	None on commercial jobs	<p>Construction lien must be filed within 90 days after the date the last work, services, materials, or equipment were provided for which payment is claimed</p> <p>Lien must be served on owner within 10 business days following filing of lien</p> <p>Action must be brought:</p> <p>(1) within 1 year of the date of the last provision of work, services, materials, or equipment, payment for which the lien claim was filed; or</p> <p>(2) within 30 days following receipt of written notice from owner requiring the claimant to commence an action to establish the lien claim</p>	None on commercial jobs	<p>Construction lien must be filed within 90 days after the date the last work, services, materials, or equipment were provided for which payment is claimed</p> <p>Lien must be served on owner and contractor within 10 business days following filing of lien</p> <p>Action must be brought:</p> <p>(1) within 1 year of the date of the last provision of work, services, materials, or equipment, payment for which the lien claim was filed; or</p> <p>(2) within 30 days following receipt of written notice from owner requiring the claimant to commence an action to establish the lien claim</p>	None on commercial jobs	<p>Construction lien must be filed within 90 days after the date the last work, services, materials, or equipment were provided for which payment is claimed</p> <p>Lien must be served on owner and contractor within 10 business days following filing of lien</p> <p>Action must be brought:</p> <p>(1) within 1 year of the date of the last provision of work, services, materials, or equipment, payment for which the lien claim was filed; or</p> <p>(2) within 30 days following receipt of written notice from owner requiring the claimant to commence an action to establish the lien claim</p>

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
NEW MEXICO N.M. STAT. ANN. §§ 48-2-1 et seq.	None	Claim of lien must be filed within 120 days after the completion of the project Action to enforce lien must be filed within 2 years after filing of the lien	Within 60 days of initially providing work or materials to the project if lien for over \$5,000 (different notice rules apply to residential projects), sub-subcontractor must provide notice of intent to claim a lien in the event of nonpayment	Claim of lien must be filed within 90 days after substantial completion of the project Action to enforce lien must be filed within 2 years after filing of the lien	Within 60 days of initially providing work or materials to the project if lien for over \$5,000 (different notice rules apply to residential projects), material supplier to subcontractor must provide notice of intent claim a lien in the event of nonpayment	Claim of lien must be filed within 90 days after substantial completion of the project Action to enforce lien must be filed within 2 years after filing of the lien
NEW YORK N.Y. LIEN LAW §§ 1 et seq.	Notice of lien must be served on owner within 5 days before or 30 days after filing notice of lien with County Clerk and proof of service must be filed with clerk within 35 days after notice was filed	Lien may be filed within 8 months after the last work or materials provided by claimant Foreclosure action must be instituted within 1 year after filing lien and notice of pendency should be filed within 30 days before service of summons	Notice of lien must be served on owner and prime contractor within 5 days before or 30 days after filing notice of lien with County Clerk and proof of service must be filed with clerk within 35 days after notice was filed	Lien may be filed within 8 months after the last work or materials provided by claimant Foreclosure action must be instituted within 1 year after filing lien and notice of pendency should be filed within 30 days before service of summons	Notice of lien must be served on owner, the prime contractor and whomever supplier contracted with within 5 days before or 30 days after filing notice of lien with County Clerk and proof of service must be filed with clerk within 35 days after notice was filed	Lien may be filed within 8 months after the last work or materials provided by claimant Foreclosure action must be instituted within 1 year after filing lien and notice of pendency should be filed within 30 days before service of summons

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
NORTH CAROLINA N.C. GEN. STAT. §§ 44A-7 et seq.	<p>None required to protect prime contractor's lien rights</p> <p>A Notice of Contract should be filed with clerk of superior court within 30 days following issuance of the building permit and posted on the job site to limit lien rights of lower tier subcontractors</p>	<p>Claim of lien on real property must be filed no later than 120 days after the last furnishing of labor or materials by the lien claimant</p> <p>Action to enforce the lien must be commenced no later than 180 days after the last furnishing of labor or materials at by the lien claimant</p>	<p>If a notice of contract is filed by the prime contractor, then subcontractor must file a notice of subcontract</p>	<p>Notice of claim of lien (lien on funds owed to entity above it) must be served on the obligor</p> <p>There are no time requirements for enforcing such a lien in the lien statute</p> <p>Action must be brought against the debtor to enforce the lien</p> <p>Lien on real property: Claim of lien must be filed no later than 120 days after the last furnishing of labor or materials by the lien claimant</p> <p>Action to enforce the lien must be commenced no later than 180 days after the last furnishing of labor or materials by the lien claimant</p>	<p>If a notice of contract is filed by the prime contractor, then subcontractor must file a notice of subcontract</p>	<p>Notice of claim of lien (lien on funds owed to entity above it) must be served on the obligor</p> <p>There are no time requirements for enforcing such a lien in the lien statute</p> <p>Action must be brought against the debtor to enforce the lien</p> <p>Lien on real property: Claim of lien must be filed no later than 120 days after the last furnishing of labor or materials by the lien claimant</p> <p>Action to enforce the lien must be commenced no later than 180 days after the last furnishing of labor or materials by the lien claimant</p>

State	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
NORTH DAKOTA N.D. CENT. CODE §§ 35-27-01 et seq.	<p>Notice to owner must be recorded with the register of deeds and served on owner informing owner that if payment is not made on the lien claimant's account within 15 days of mailing the notice, a lien will be perfected</p>	<p>Lien must be filed with register of deed and served on the owner within 90 days after the claimant's contribution of goods, materials, or services is completed</p> <p>Notice of intent to enforce lien must be served by registered mail on owner at least 20 days before the action is commenced or 10 days before if owner is personally served</p> <p>Action to enforce lien must be commenced within 3 years after recording date of notice of intent to claim lien</p> <p>Upon written notice by the owner or contractor, suit must be commenced within 30 days thereafter</p>	<p>Notice to owner must be recorded with the register of deeds and served on owner informing owner that if payment is not made on the lien claimant's account within 15 days of mailing the notice, a lien will be perfected</p>	<p>Lien must be filed with register of deed and served on the owner within 90 days after the claimant's contribution of goods, materials, or services is completed</p> <p>Notice of intent to enforce lien must be served by registered mail on owner at least 20 days before the action is commenced or 10 days before if owner is personally served</p> <p>Action to enforce lien must be commenced within 3 years after recording date of notice of intent to claim lien</p> <p>Upon written notice by the owner or contractor, suit must be commenced within 30 days thereafter</p>	<p>Notice to owner must be recorded with the register of deeds and served on owner informing owner that if payment is not made on the lien claimant's account within 15 days of mailing the notice, a lien will be perfected</p>	<p>Lien must be filed with register of deed and served on the owner within 90 days after the claimant's contribution of goods, materials, or services is completed</p> <p>Notice of intent to enforce lien must be served by registered mail on owner at least 20 days before the action is commenced or 10 days before if owner is personally served.</p> <p>Action to enforce lien must be commenced within 3 years after recording date of notice of intent to claim lien</p> <p>Upon written notice by the owner or contractor, suit must be commenced within 30 days thereafter</p>

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
OHIO OHIO REV. CODE ANN. §§ 1311.01 et seq.	None	Lien affidavit must be filed within 75 days from the date on which the last of the labor or work was performed or material furnished by the lien claimant. (different rules for liens on residential property, oil and gas wells) A copy of the affidavit must be served on the owner within 30 days after filing Action to foreclose lien must be filed within 6 years of the date of the filing of the lien Notice to commence suit filed by owner, prime contractor, or subcontractor affected by lien requires claimant to commence suit within 60 days of service of notice	Notice of furnishing must be served on owner within 21 days of first furnishing work or material to project if owner filed a notice of commencement. Owner must file notice of commencement before the commencement of any work on the project.	Lien affidavit must be filed within 75 days from the date on which the last of the labor or work was performed or material furnished by the lien claimant. A copy of the affidavit must be served on the owner within 30 days after filing Action to foreclose lien must be filed within 6 years of the date of the filing of the lien Notice to commence suit filed by owner, prime contractor, or subcontractor affected by lien requires claimant to commence suit within 60 days of service of notice	Notice of furnishing must be served on owner and general contractor within 21 days of first furnishing work or material to project if owner filed a notice of commencement. Owner must file notice of commencement before the commencement of any work on the project.	Lien affidavit must be filed within 75 days from the date on which the last of the labor or work was performed or material furnished by the lien claimant A copy of the affidavit must be served on the owner within 30 days after filing Action to foreclose lien must be filed within 6 years of the date of the filing of the lien Notice to commence suit filed by owner, prime contractor, or subcontractor affected by lien requires claimant to commence suit within 60 days of service of notice
OKLAHOMA OKLA. STAT. tit. 42, §§ 141 et seq.	None on commercial project	Statement of lien must be filed within 4 months after the date upon which material or equipment for project was last furnished or labor last performed under the contract Action to enforce lien must be commenced within 1 year from the filing of the statement of lien	None on commercial projects	Statement of lien must be filed within 90 days after the date upon which material or equipment for project was last furnished or labor last performed under the contract Action to enforce lien must be commenced within 1 year from the filing of the statement of lien	None on commercial projects	Statement of lien must be filed within 90 days after the date upon which material or equipment for project was last furnished or labor last performed under the contract Action to enforce lien must be commenced within 1 year from the filing of the statement of lien

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
OREGON OR. REV. STAT. §§ 87.001 et seq.	<p>Notice of right to lien must be served on owner with respect to all material provided on job in which a security interest is sought within 8 days of providing those materials to the project (later than this "8 day" notice is permitted, but limits claimants rights)</p> <p>Information Notice to Owner at the time of contract execution for residential projects; no notice necessary on commercial projects.</p>	<p>A claim of lien for nonpayment of labor, materials, or rental equipment must be recorded by the earlier of the following time periods:</p> <p>(1) within 75 days after the last day of performance of labor, delivery of materials, or rental of equipment; or</p> <p>(2) within 75 days after the completion of construction</p> <p>All other lien claimants must record their claims of lien within 75 days after the completion of construction</p> <p>Notice of filing a claim of lien must be given to the owner, mortgagees and others with security interests in the property within 20 days after filing the claim of construction lien</p> <p>Notice of intent to foreclose a lien must be given to the same parties as the notice of filing no later than 10 days before the commencement of the foreclosure suit</p> <p>Suit to foreclose lien must be commenced within 120 days after recording claim of lien</p>	<p>Notice of right to lien must be served on owner with respect to all material provided on job in which a security interest is sought within 8 days of providing those materials to the project on residential project; no notice required on commercial projects. (later than this "8 day" notice is permitted, but limits claimants rights)</p>	<p>A claim of lien for nonpayment of labor, materials, or rental equipment must be recorded by the earlier of the following time periods:</p> <p>(1) within 75 days after the last day of performance of labor, delivery of materials, or rental of equipment; or</p> <p>(2) within 75 days after the completion of construction</p> <p>All other lien claimants must record their claims of lien within 75 days after the completion of construction</p> <p>Notice of filing a claim of lien must be given to the owner, mortgagees and others with security interests in the property within 20 days after filing the claim of construction lien</p> <p>Notice of intent to foreclose a lien must be given to the same parties as the notice of filing no later than 10 days before the commencement of the foreclosure suit</p> <p>Suit to foreclose lien must be commenced within 120 days after recording claim of lien</p>	<p>Notice of right to lien must be served on owner within 8 days of providing material to the project on residential and commercial projects (unless contracted directly with owner) (later than this "8 day" notice is permitted, but limits claimants rights)</p>	<p>A claim of lien for nonpayment of labor, materials, or rental equipment must be recorded by the earlier of the following time periods:</p> <p>(1) within 75 days after the last day of performance of labor, delivery of materials, or rental of equipment; or</p> <p>(2) within 75 days after the completion of construction</p> <p>All other lien claimants must record their claims of lien within 75 days after the completion of construction</p> <p>Notice of filing a claim of lien must be given to the owner, mortgagees and others with security interests in the property within 20 days after filing the claim of construction lien</p> <p>Notice of intent to foreclose a lien must be given to the same parties as the notice of filing no later than 10 days before the commencement of the foreclosure suit</p> <p>Suit to foreclose lien must be commenced within 120 days after recording claim of lien</p>

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
PENNSYLVANIA 49 PA. CONS. STAT. §§ 1101 et seq.	None	<p>Lien claim must be filed within 6 months after completion of the work for which the lien was claimed; and affidavit of service must be filed within 20 days of service</p> <p>Notice of lien claim must be served on owner within 1 month after filing the lien claim</p> <p>Action must be commenced within 2 years from the date of filing the lien claim</p>	<p>Notice of intent to file claim to owner at least 30 days prior to filing</p>	<p>Lien claim must be filed within 6 months after completion of the work for which the lien was claimed; and affidavit of service must be filed within 20 days of service</p> <p>Notice of lien claim must be served on owner within 1 month after filing the lien claim</p> <p>Action must be commenced within 2 years from the date of filing the lien claim</p>	<p>Notice of intent to file claim to owner at least 30 days prior to filing</p>	<p>Lien claim must be filed within 6 months after completion of the work for which the lien was claimed; and affidavit of service must be filed within 20 days of service</p> <p>Notice of lien claim must be served on owner within 1 month after filing the lien claim</p> <p>Action must be commenced within 2 years from the date of filing the lien claim</p>
RHODE ISLAND R.I. GEN. LAWS §§ 34-28-1 et seq.	<p>Notice of Commencement must be filed within 10 days of commencing work</p>	<p>Notice of intention to claim lien must be filed and served on the owner within 200 days after doing the work or furnishing the materials</p> <p>Within 40 days of the recording of Notice of Intention, the lien claimant must (1) file a statutory form of Notice of Lis Pendens with the appropriate records of land evidence, and (2) file a Petition to Enforce. The Petition to Enforce must be filed within 7 days after filing the notice of <i>lis pendens</i></p> <p>Notice to all parties with an interest in the lien enforcement is accomplished with publication of an advertisement as described in the code</p>	None	<p>Notice of intention to claim lien must be filed and served on the owner within 200 days after doing the work or furnishing the materials</p> <p>Within 40 days of the recording of Notice of Intention, the lien claimant must (1) file a statutory form of Notice of Lis Pendens with the appropriate records of land evidence, and (2) file a Petition to Enforce. The Petition to Enforce must be filed within 7 days after filing the notice of <i>lis pendens</i></p> <p>Notice to all parties with an interest in the lien enforcement is accomplished with publication of an advertisement as described in the code</p>	None, unless directly contracting with owner	<p>Notice of intention to claim lien must be filed and served on the owner within 200 days after doing the work or furnishing the materials</p> <p>Within 40 days of the recording of Notice of Intention, the lien claimant must (1) file a statutory form of Notice of Lis Pendens with the appropriate records of land evidence, and (2) file a Petition to Enforce. The Petition to Enforce must be filed within 7 days after filing the notice of <i>lis pendens</i></p> <p>Notice to all parties with an interest in the lien enforcement is accomplished with publication of an advertisement as described in the code</p>

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
SOUTH CAROLINA S.C. CODE ANN. §§ 29-5-10 et seq.	Notice of project commencement should be filed within 15 days of commencement of work to provide maximum protection	Claim of lien must be filed and served on the owner within 90 days after ceasing to furnish labor or materials on the project Suit to foreclose lien and a <i>lis pendens</i> must be commenced within 6 months after ceasing to furnish labor or materials on the project	Subcontractors should give notice to the prime contractor of the furnishing of labor or material before the lien attaches	Claim of lien must be filed and served on the owner within 90 days after ceasing to furnish labor or materials on the project Suit to foreclose lien and a <i>lis pendens</i> must be commenced within 6 months after ceasing to furnish labor or materials on the project	Materialmen should give notice to the prime contractor of the furnishing of labor or material before the lien attaches	Claim of lien must be filed and served on the owner within 90 days after ceasing to furnish labor or materials on the project Suit to foreclose lien and a <i>lis pendens</i> must be commenced within 6 months after ceasing to furnish labor or materials on the project
SOUTH DAKOTA S.D. CODIFIED LAWS §§ 44-1-1 et seq.	Subcontractor may serve owner with sworn account and notice of claim for non-payment from contractor Owner must give notice to contractor and contractor must give written notice that it disputes claim within 15 days or owner is entitled to pay the amount due and deduct the same from amount owed to contractor Prime contractor should file a notice of project commencement within 30 days of commencing the work	Owner may serve written notice within 15 days after contract work has been completed requiring any person who might have a lien to furnish a verified, itemized statement of lien No action may be commenced on such a lien for 10 days after statement has been furnished A statement of claim must be filed within 120 days from the doing of the last work, or furnishing the last item of skill, services, material, or machinery Action to enforce lien must be commenced within 6 years after the date the last item claimed in the filed lien statement Upon written demand of an owner, its agent or a contractor served on any person holding a lien and demanding the commencement of suit to enforce such lien, action must be commenced within 30 days after such notice	Sub-subcontractor must give notice of furnishing labor or materials within 60 days after doing such work to contractor identified in notice of commencement and owner , and provide a copy to the owner	Owner may serve written notice within 15 days after contract work has been completed requiring any person who might have a lien to furnish a verified, itemized statement of lien No action may be commenced on such a lien for 10 days after statement has been furnished A statement of claim must be filed within 120 days from the doing of the last work, or furnishing the last item of skill, services, material, or machinery Action to enforce lien must be commenced within 6 years after the date the last item claimed in the filed lien statement Upon written demand of an owner, its agent or a contractor served on any person holding a lien and demanding the commencement of suit to enforce such lien, action must be commenced within 30 days after such notice	Sub-subcontractor must give notice of furnishing labor or materials within 60 days after doing such work to contractor identified in notice of commencement and owner , and provide a copy to the owner	Owner may serve written notice within 15 days after contract work has been completed requiring any person who might have a lien to furnish a verified, itemized statement of lien No action may be commenced on such a lien for 10 days after statement has been furnished A statement of claim must be filed within 120 days from the doing of the last work, or furnishing the last item of skill, services, material, or machinery Action to enforce lien must be commenced within 6 years after the date the last item claimed in the filed lien statement Upon written demand of an owner, its agent or a contractor served on any person holding a lien and demanding the commencement of suit to enforce such lien, action must be commenced within 30 days after such notice

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
TENNESSEE TENN. CODE ANN. 66-11-101 et seq.	<p>Notice must be provided to owner prior to commencing work</p>	<p>Suit to enforce a lien must be brought within 1 year from the date the work is finished or materials are furnished</p> <p>Notice of completion filed by owner (which may be filed after completion of the improvement) requires that notice of claims of lien must be filed within 30 days after notice of completion is filed</p>	<p>None</p>	<p>Notice of nonpayment must first be given to the owner and the prime contractor within 90 days of the last day of the month within which the subcontractor's labor or materials were provided</p> <p>Then subcontractor must also file and provide to the owner notice of lien and sworn statement within 90 days after the date the improvement is complete or abandoned</p> <p>Subcontractor must give separate notice for each month in which unpaid services or supplies were provided</p> <p>Suit must be filed within 90 days of filing notice of lien and sworn statement</p> <p>Notice of completion filed by owner requires that notice of claims of lien be filed within 30 days after notice of completion is filed</p>	<p>If dealing directly with the owner, then must provide notice prior to commencing work</p>	<p>Notice of nonpayment must first be given to the owner and the prime contractor within 90 days of the last day of the month within which the subcontractor's labor or materials were provided</p> <p>Then subcontractor must also file and provide to the owner notice of lien and sworn statement within 90 days after the date the improvement is complete or abandoned</p> <p>Subcontractor must give separate notice for each month in which unpaid services or supplies were provided</p> <p>Suit must be filed within 90 days of filing notice of lien and sworn statement</p> <p>Notice of completion filed by owner requires that notice of claims of lien be filed within 30 days after notice of completion is filed</p>

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
TEXAS TEX. PROP. CODE §§ 53.001 et seq.	None	<p>Affidavit of lien must be filed by the “15th day of the fourth calendar month after the day on which the indebtedness accrued” and a copy sent to the owner within 5 days of filing (accrual of debt is defined differently for different parties under the statutes)</p> <p>Suit for foreclosure of lien must be commenced within the later of:</p> <p>(1) 2 years from the last day for the claimant to file its lien affidavit; or</p> <p>(2) 1 year after completion, abandonment, or termination of the original contract</p>	None	<p>Affidavit of lien must be filed by the “15th day of the fourth calendar month after the day on which the indebtedness accrued” and a copy sent to the owner and general contractor within 5 days of filing (accrual of debt is defined differently for different parties under the statutes)</p> <p>Notices of nonpayment must be issued for every month claimed stating amount due including retainage: notice to owner and prime contractor by the 15th day of the third month following each month in which claimant performed all or part of its work, and for subsubcontractor, additional notice to contractor by the 15th day of 2nd month following each month in which claimant performed all or part of its work. See statute for complex time restrictions (Tex. Prop. Code § 53.056)</p> <p>Suit for foreclosure of lien must be commenced within the later of:</p> <p>(1) 2 years from the last day for the claimant to file its lien affidavit; or</p> <p>(2) 1 year after completion, abandonment, or termination of the original contract</p>	None	<p>Affidavit of lien must be filed by the “15th day of the fourth calendar month after the day on which the indebtedness accrued” and a copy sent to the owner and each contractor that links the supplier with the owner by contract within 5 days of filing (accrual of debt is defined differently for different parties under the statutes)</p> <p>Notices of nonpayment must be issued for every month claimed to the prime contractor and owner stating amount due including retainage- see statute for complex time restrictions (Tex. Prop. Code § 53.056)</p> <p>Suit for foreclosure of lien must be commenced within the later of:</p> <p>(1) 2 years from the last day for the claimant to file its lien affidavit; or</p> <p>(2) 1 year after completion, abandonment, or termination of the original contract</p>

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
UTAH UTAH CODE ANN. §§ 38-1-1 et seq.	Prime contractor must file a Notice of Commencement for the project within 15 days of (1) building permit issuance or (2) where no permit is issued, within 15 days of beginning work	Notice of lien must be filed by claimant within 90 days from final completion of the original contract Notice of lien should be mailed to owner within 30 days of filing to preserve right to attorney's fees Action to enforce mechanics lien (and <i>lis pendens</i>) must be commenced within 180 days from the date on which lien claimant filed notice of claim (Different rules apply to residential construction)	Preliminary notice must be filed with the Construction Registry within 20 days after commencement of claimant's work or the date it first furnishes materials; if notice is filed after the proscribed 20 day period, it is effective as of 5 days after the filing of the notice (and preserves claimant's rights only after the effective date); The notice is suspended until a Notice of Commencement is filed by Contractor	Notice of lien must be filed by claimant within 90 days from final completion of the original contract Notice of lien should be mailed to owner within 30 days of filing to preserve right to attorney's fees Action to enforce mechanics lien (and <i>lis pendens</i>) must be commenced within 180 days from the date on which lien claimant filed notice of claim (Different rules apply to residential construction)	Preliminary notice must be filed with the Construction Registry within 20 days after commencement of claimant's work or the date it first furnishes materials; if notice is filed after the proscribed 20 day period, it is effective as of 5 days after the filing of the notice (and preserves claimant's rights only after the effective date); The notice is suspended until a Notice of Commencement is filed by Contractor	Notice of lien must be filed by claimant within 90 days from final completion of the original contract Notice of lien should be mailed to owner within 30 days of filing to preserve right to attorney's fees Action to enforce mechanics lien (and <i>lis pendens</i>) must be commenced within 180 days from the date on which lien claimant filed notice of claim (Different rules apply to residential construction)
VERMONT VT. STAT. ANN. tit. 9, §§ 1921 et seq.	None	Notice of lien must be recorded and provided to owner within 180 days from the day when payment became due for the last labor performed or materials furnished by the claimant Suit to enforce lien must be commenced within 180 days from (1) the filing of the notice of lien or (2) when payment becomes due, whichever is later	Pre-lien notice allowed to set priority but not required	Notice of lien must be recorded and provided to owner within 180 days from the day when payment became due for the last labor performed or materials furnished by the claimant Suit to enforce lien must be commenced within 180 days from (1) the filing of the notice of lien or (2) when payment becomes due, whichever is later	Pre-lien notice allowed to set priority but not required	Notice of lien must be recorded and provided to owner within 180 days from the day when payment became due for the last labor performed or materials furnished by the claimant Suit to enforce lien must be commenced within 180 days from (1) the filing of the notice of lien or (2) when payment becomes due, whichever is later

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
VIRGINIA VA. CODE ANN. §§ 43-1 et seq.	None	<p>Memorandum of lien must be filed and served on owner (1) within 90 days from the last day of the month in which the claimant last performed labor or furnished materials, or (2) within 90 days from the time such building, or structure is completed or the work terminated, whichever is earlier</p> <p>Note: labor and materials may only be included in the lien if they were provided within 150 days prior to the last day of providing labor or service (inclusion of labor and materials from before the 150 day period will likely invalidate the lien)</p> <p>Suit to enforce the lien must be commenced within 6 months from the date the memorandum of lien was recorded or within 60 days from the time the structure was complete, whichever is later</p>	<p>Notice to owner of lien should be given within 90 day period for filing lien</p> <p>Notice <u>may</u> be valid if given before commencing suit</p> <p>Sub-subcontractors must give notice to owner and prime contractor</p>	<p>Memorandum of lien must be filed and served on owner (1) within 90 days from the last day of the month in which the claimant last performed labor or furnished materials, or (2) within 90 days from the time such building, or structure is completed or the work terminated, whichever is earlier</p> <p>Note: labor and materials may only be included in the lien if they were provided within 150 days prior to the last day of providing labor or service (inclusion of labor and materials from before the 150 day period will likely invalidate the lien)</p> <p>Suit to enforce the lien must be commenced within 6 months from the date the memorandum of lien was recorded or within 60 days from the time the structure was complete, whichever is later</p>	<p>Notice to owner of lien should be given within 90 day period for filing lien</p> <p>Notice may be valid if given before commencing suit</p> <p>Materialmen supplying subcontractor or below must give notice to owner and prime contractor</p>	<p>Memorandum of lien must be filed (1) within 90 days from the last day of the month in which the claimant last performed labor or furnished materials, or (2) within 90 days from the time such building, or structure is completed or the work terminated, whichever is earlier</p> <p>Note: labor and materials may only be included in the lien if they were provided within 150 days prior to the last day of providing labor or service (inclusion of labor and materials from before the 150 day period will likely invalidate the lien)</p> <p>Suit to enforce the lien must be commenced within 6 months from the date the memorandum of lien was recorded or within 60 days from the time the structure was complete, whichever is later</p>

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
WASHINGTON WASH. REV. CODE §§ 60.04.010 et seq.	Under certain circumstances, notice to customer must be provided to owner prior to commencing work	<p>Notice of claim of lien must be filed within 90 days of claimant's cessation of work or furnishing material or the last date employee benefit contributions were due</p> <p>Notice of claim of lien must be served on the owner within 14 days of the date the claim is recorded to have a claim for attorney's fees and cost</p> <p>Claimant must commence action to enforce lien within 8 months of recording the lien</p>	Unless a subcontractor has contracted directly with owner or prime contractor, subcontractor must deliver notice of right to claim lien to owner and prime contractor within 60 days of commencement of work or the first delivery of equipment or material	<p>Notice of claim of lien must be filed within 90 days of claimant's cessation of work or furnishing material or the last date employee benefit contributions were due</p> <p>Notice of claim of lien must be served on the owner within 14 days of the date the claim is recorded to have a claim for attorney's fees and cost</p> <p>Claimant must commence action to enforce lien within 8 months of recording the lien</p>	Unless a materialman has contracted directly with owner or prime contractor, materialman must deliver notice of right to claim lien to owner and prime contractor within 60 days of commencement of work or the first delivery of equipment or material	<p>Notice of claim of lien must be filed within 90 days of claimant's cessation of work or furnishing material or the last date employee benefit contributions were due</p> <p>Notice of claim of lien must be served on the owner within 14 days of the date the claim is recorded to have a claim for attorney's fees and cost</p> <p>Claimant must commence action to enforce lien within 8 months of recording the lien</p>
WEST VIRGINIA W. VA. CODE §§ 38-2-1 et seq.	None	<p>Notice of lien must be filed within 100 days after completion of the contract</p> <p>Suit to enforce the lien must be instituted within 6 months after notice of the lien is filed</p>	None required, but optional notice may be filed	<p>Notice of lien must be filed and served on the owner within 100 days from the last furnishing of labor or materials</p> <p>Suit to enforce the lien must be instituted within 6 months after notice of the lien is filed</p>	None required, but optional notice may be filed	<p>Notice of lien must be filed and served on the owner within 100 days from the last furnishing of labor or materials</p> <p>Suit to enforce the lien must be instituted within 6 months after notice of the lien is filed</p>

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
WISCONSIN WIS. STAT. §§ 779.01 et seq.	<p>Preliminary notice must be included in the original prime contract or, if no written contract, served on owner within 10 days after the first labor or materials are furnished for the improvement by or pursuant to the authority of the prime contractor</p> <p>This notice requirement may be waived under some circumstances for commercial projects (See Wis. Star. § 779.02(1)(c))</p>	<p>Notice of intent to file lien must be served on owner at least 30 days before the timely filing of the lien claim</p> <p>Claim for lien must be filed (with copies of all required preliminary notices attached) within 6 months from the date the lien claimant furnished its last labor or materials</p> <p>Suit to foreclose on the lien must be filed within 2 years after the date that the lien claim was filed</p>	<p>Preliminary notice must be served on owner within 60 days after lien claimant first provides labor or material for improvement</p>	<p>Notice of intent to file lien must be served on owner at least 30 days before the timely filing of the lien claim</p> <p>Claim for lien must be filed (with copies of all required preliminary notices attached) within 6 months from the date the lien claimant furnished its last labor or materials</p> <p>Suit to foreclose on the lien must be filed within 2 years after the date that the lien claim was filed</p>	<p>Preliminary notice must be served on owner within 60 days after lien claimant first provides labor or material for improvement</p>	<p>Notice of intent to file lien must be served on owner at least 30 days before the timely filing of the lien claim</p> <p>Claim for lien must be filed (with copies of all required preliminary notices attached) within 6 months from the date the lien claimant furnished its last labor or materials</p> <p>Suit to foreclose on the lien must be filed within 2 years after the date that the lien claim was filed</p>
WYOMING WYO. STAT. ANN. §§ 29-1-201 et seq.	<p>None on commercial project</p>	<p>Notice of intent to claim lien must be given to owner at least 10 days prior to filing lien</p> <p>Contractor must file lien statement within 120 days from the last day work was performed or materials furnished under the contract or the date the work was substantially completed or there was substantial completion of the contract to furnish materials, whichever is earlier.</p> <p>Suit to foreclose lien must be brought within 180 days after the filing of the lien statement</p>	<p>Notice to prime contractor must be given in the form prescribed by statute within 60 days after the date on which services or materials are first furnished for projects where prime contract is for \$50,000 or more</p>	<p>Notice of intent to claim lien must be given to owner at least 10 days prior to filing lien</p> <p>Subcontractor must file lien statement within 90 days from the last day work was performed or materials furnished under the contract or the date the work was substantially completed or there was substantial completion of the contract to furnish materials, whichever is earlier.</p> <p>Suit to foreclose lien must be brought within 180 days after the filing of the lien statement</p>	<p>Notice to prime contractor must be given in the form prescribed by statute within 60 days after the date on which services or materials are first furnished for projects where prime contract is for \$50,000 or more</p>	<p>Notice of intent to claim lien must be given to owner at least 10 days prior to filing lien</p> <p>Materialmen must file lien statement within 90 days from the last day work was performed or materials furnished under the contract or the date the work was substantially completed or there was substantial completion of the contract to furnish materials, whichever is earlier.</p> <p>Suit to foreclose lien must be brought within 180 days after the filing of the lien statement</p>

	PRIME CONTRACTOR		SUBCONTRACTOR		MATERIAL SUPPLIER	
State	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien	Preliminary Notice	Claim of Lien
DISTRICT OF COLUMBIA D.C. CODE ANN. §§ 40-301.01 et seq.	None	<p>Notice of lien must be filed and served on owner during construction or within 90 days after the earlier of the completion or termination of the project</p> <p>Suit to enforce lien must be brought within 180 days after filing notice of lien, and a notice of pendency of action must be filed within 10 days of filing suit</p>	None	<p>Notice of lien must be filed and served on both owner and contractor during construction or within 90 days after the earlier of the completion or termination of the subcontractor's work</p> <p>Suit to enforce lien must be brought within 180 days after filing notice of lien, and a notice of pendency of action must be filed within 10 days of filing suit</p> <p>Sub-subcontractors have no lien rights</p>	None	<p>Notice of lien must be filed and served on both owner and contractor during construction or within 90 days after the earlier of the completion or termination of the supplier's work</p> <p>Suit to enforce lien must be brought within 180 days after filing notice of lien, and a notice of pendency of action must be filed within 10 days of filing suit</p> <p>Materialmen to anyone but contractor or owner have no lien rights</p>

ATLANTA

One Peachtree Pointe
1545 Peachtree Street, N.E., Suite 700
Atlanta, GA 30309-2401
404-885-1500
404-892-7056 fax

BOSTON

World Trade Center East
Two Seaport Lane, Suite 300
Boston, MA 02210-2028
617-946-4800
617-946-4801 fax

CHICAGO

131 South Dearborn Street
Suite 2400
Chicago, IL 60603-5577
312-460-5000
312-460-7000 fax

HOUSTON

700 Louisiana Street
Suite 3700
Houston, TX 77002-2797
713-225-2300
713-225-2340 fax

LOS ANGELES

One Century Plaza
2029 Century Park East, Suite 3300
Los Angeles, CA 90067-3063
310-277-7200
310-201-5219 fax

NEW YORK

620 Eighth Avenue
New York, NY 10018-1405
212-218-5500
212-218-5526 fax

SACRAMENTO

400 Capitol Mall
Suite 2350
Sacramento, CA 95814-4428
916-448-0159
916-558-4839 fax

SAN FRANCISCO

560 Mission Street
Suite 3100
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