



50 State Lien Law Notice Requirements



2025 UPDATE



50 State Lien Law Notice Requirements

This quick reference describes general time requirements for filing lien notices in each state, plus Washington, DC. Seyfarth's Construction team 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 provide 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 May 1, 2025.

About Seyfarth's Construction Group

Named a 2024 Law360 Practice Group of the Year, Seyfarth's Construction group is one of the largest and most experienced construction law practices in the United States. We offer clients the benefits of a classic construction boutique supported by the resources of a large full-service firm. We represent clients—developers, contractors, owners, architects, engineers, subcontractors and lenders—in all phases of construction projects, from inception to completion, domestically and abroad.

State		Prime Contractor	Subcontractor	Material Supplier
AL Alabama AL Code §§ 35-11-210 et seq.	Preliminary Notice:	None	Notice of Intent to Claim Lien identifying the property and setting forth amount owed and indebted party must be served on owner and construction lender prior to filing verified statement of lien	Notice of Intent to Claim Lien identifying the property and setting forth amount owed and indebted party must be served on owner and construction lender prior to any materials being supplied to the project
	Claim of Lien:	<p>Verified Statement of Lien must be filed within 6 months after the last item of work or material furnished</p> <p>Statement of Lien must be verified by the claimant and include the amount of the demand (after all just credits have been given), a description of the property on which the lien is claimed, and the name of the owner or proprietor of the property</p> <p>Suit must be commenced, and <i>lis pendens</i> notice should be filed, within 6 months after maturity of the entire indebtedness (ordinarily the last day on which labor or materials were furnished)</p>	<p>Verified Statement of Lien must be filed within 4 months after last item of work or material furnished</p> <p>Laborers must file a Verified Statement of Lien within 30 days after last item of work furnished</p> <p>Statement of Lien must be verified by the claimant and include the amount of the demand (after all just credits have been given), a description of the property on which the lien is claimed, and the name of the owner or proprietor of the property</p> <p>Suit must be commenced, and <i>lis pendens</i> notice should be filed, within 6 months after maturity of the entire indebtedness (ordinarily the last day on which labor or materials were furnished)</p>	<p>Verified Statement of Lien must be filed within 4 months after last item of work or material furnished</p> <p>Statement of Lien must be verified by the claimant and include the amount of the demand (after all just credits have been given), a description of the property on which the lien is claimed, and the name of the owner or proprietor of the property</p> <p>Suit must be commenced, and <i>lis pendens</i> notice should be filed, within 6 months after maturity of the entire indebtedness (ordinarily the last day on which labor or materials were furnished)</p>
AK Alaska AK Stat. §§ 34.35.005 et seq.	Preliminary Notice:	Notice of Right to Lien should be served on owner and filed prior to provision of labor or materials (§3435-064)	Notice of Right to Lien should be served on owner and filed prior to provision of labor or materials (§3435-064)	Notice of Right to Lien should be served on owner and filed prior to provision of labor or materials (§3435-064)
	Claim of Lien:	<p>Claim of Lien must be filed within 15 days from Notice of Completion if advance notice of filing Notice of Completion is given (§34-35-068)</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 (§34-35-068)</p> <p>Claimant who records Notice of Right to Lien has 120 days after either completion of the construction contract or the last day of furnishing goods or services for improvement of the property to record a Claim of Lien (§34-35-068)</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 120 days to record Claim of Lien (§34-35-068)</p> <p>Suit must be commenced, and <i>lis pendens</i> notice should be filed, within 6 months after claim of lien is recorded (§34-35-080)</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 (§34-35-068)</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 (§34-35-068)</p> <p>Claimant who records Notice of Right to Lien has 120 days after either completion of the construction contract or the last day of furnishing goods or services for improvement of the property to record a Claim of Lien (§34-35-068)</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 120 days to record Claim of Lien (§34-35-068)</p> <p>Suit must be commenced, and <i>lis pendens</i> notice should be filed, within 6 months after claim of lien is recorded (§34-35-080)</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 (§34-35-068)</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 (§34-35-068)</p> <p>Claimant who records Notice of Right to Lien has 120 days after either completion of the construction contract or the last day of furnishing goods or services for improvement of the property to record a Claim of Lien (§34-35-068)</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 120 days to record Claim of Lien (§34-35-068)</p> <p>Suit must be commenced, and <i>lis pendens</i> notice should be filed, within 6 months after claim of lien is recorded (§34-35-080)</p>

State		Prime Contractor	Subcontractor	Material Supplier
AR Arkansas Ark. Code Ann. §§ 18-44-101, et seq.	Preliminary Notice:	<p>Claimant must provide the notice at § 18-44-115 prior to supplying any materials or fixtures; notice of intent to lien, at least 10 days prior to filing any lien. The notice must identify "the amount due and from whom it is due." Ark. Code Ann. § 18-44-114</p> <p>General contractors on residential projects containing four (4) or fewer units must, on behalf of all potential lienors, provide the owner a notice of lien before commencing any services on such projects</p>	<p>Claimant must provide the property owner with notice of intent to lien, at least 10 days prior to filing any lien. The notice must identify "the amount due and from whom it is due." Ark. Code Ann. § 18-44-114</p> <p>Subcontractors and suppliers providing labor or material for residential projects containing four (4) or fewer units must provide the owner and general contractor notice of nonpayment within 75 days on the date labor or materials were provided. Such notice must contain a general description of services provided and amount unpaid; the name and address of the person furnishing the services, the name of the party that contracted for the services; a description of the job site; and the statutory language contained at Section 18-44-115(b)(6)</p>	<p>Claimant must provide the property owner with notice of intent to lien, at least 10 days prior to filing any lien. The notice must identify "the amount due and from whom it is due." Ark. Code Ann. § 18-44-114</p> <p>Subcontractors and suppliers providing labor or material for residential projects containing four (4) or fewer units must provide the owner and general contractor notice of nonpayment within 75 days on the date labor or materials were provided. Such notice must contain a general description of services provided and amount unpaid; the name and address of the person furnishing the services, the name of the party that contracted for the services; a description of the job site; and the statutory language contained at Section 18-44-115(b)(6)</p>
	Claim of Lien:	<p>Claimant must file "a just and true account of the demand due and owing, after allowing all credits," along with a legal description of the property. Claimant must also include an affidavit containing a sworn statement evidencing compliance with notice provisions, a copy of all notices provided to the owner, and a copy of proof of service upon the owner. Liens must be filed with the clerk of the county circuit court within 120 days after the labor of materials for which a lien is sought were furnished</p> <p>An action to enforce lien must be commenced, and a <i>lis pendens</i> notice filed, within 15 months after filing lien</p>	<p>Claimant must file "a just and true account of the demand due and owing, after allowing all credits," along with a legal description of the property. Claimant must also include an affidavit containing a sworn statement evidencing compliance with notice provisions, a copy of all notices provided to the owner, and a copy of proof of service upon the owner. Liens must be filed with the clerk of the county circuit court within 120 days after the labor of materials for which a lien is sought were furnished</p> <p>An action to enforce lien must be commenced, and a <i>lis pendens</i> notice filed, within 15 months after filing lien</p>	<p>Claimant must file "a just and true account of the demand due and owing, after allowing all credits," along with a legal description of the property. Claimant must also include an affidavit containing a sworn statement evidencing compliance with notice provisions, a copy of all notices provided to the owner, and a copy of proof of service upon the owner. Liens must be filed with the clerk of the county circuit court within 120 days after the labor of materials for which a lien is sought were furnished</p> <p>An action to enforce lien must be commenced, and a <i>lis pendens</i> notice filed, within 15 months after filing lien</p>

State		Prime Contractor	Subcontractor	Material Supplier
AZ Arizona AZ Rev. Stat. §§ 33-981 et seq.	Preliminary Notice:	Written notice must be given within 20 days of first providing labor, services or materials to Owner, and Construction Lender (if any) If late, notice is only effective from 20 days before it is sent	Written notice must be given within 20 days of first providing labor, services or materials to Owner, Prime Contractor, Construction Lender (if any), and the person with whom Subcontractor has contracted If late, notice is only effective from 20 days before it is sent	Written notice must be given within 20 days of first providing labor, services or materials to Owner, Prime Contractor, Construction Lender (if any), and the person with whom supplier has contracted If late, notice is only effective from 20 days before it is sent
	Claim of Lien:	Claimant must record Notice and Claim of Lien within the earlier of 60 days after recordation of the Notice of Completion, or within 120 days after completion, and serve on owner within a reasonable time thereafter Action to foreclose mechanics lien must be commenced within 6 months after recording claim of lien; <i>lis pendens</i> notice must be filed within 5 days of filing action At the conclusion of the action, the court may award reasonable attorneys' fees to the successful party	Claimant must record Notice and Claim of Lien within the earlier of 60 days after recordation of the Notice of Completion or within 120 days after completion, and serve on owner within a reasonable time thereafter Action to foreclose mechanics lien must be commenced within 6 months after recording claim of lien; <i>lis pendens</i> notice must be filed within 5 days of filing action At the conclusion of the action, the court may award reasonable attorneys' fees to the successful party	Claimant must record Notice and Claim of Lien within the earlier of 60 days after recordation of the Notice of Completion or within 120 days after completion, and serve on owner within a reasonable time thereafter Action to foreclose mechanics lien must be commenced within 6 months after recording claim of lien; <i>lis pendens</i> notice must be filed within 5 days of filing action At the conclusion of the action, the court may award reasonable attorneys' fees to the successful party
CA California CA Civil Code §§ 8200, et seq.	Preliminary Notice:	Must serve a preliminary notice on the construction lender or the reputed construction lender within 20 days of first providing labor or materials to the project (§§ 8200; 8204); also must make name and address of both owner and lender available to any person or entity with lien rights (§ 8208)	Must serve a preliminary notice on the project owner, prime contractor and construction lender within 20 days of first providing labor or materials to the project (§§ 8200, 8204) Can serve a late preliminary notice, but thereafter subcontractor can only record a lien for labor and materials provided within 20 days prior to the service of the preliminary notice and any time thereafter (§ 8204) A laborer is not required to serve a preliminary notice (§ 8200)	Must serve a preliminary notice on the project owner, prime contractor and construction lender within 20 days of first providing materials to the project (§§ 8200, 8204) Can serve a late preliminary notice, but thereafter material supplier can only record a lien for materials provided within 20 days prior to the service of the preliminary notice and any time thereafter (§ 8204)
	Claim of Lien:	Must record a claim of lien after completion of the work of improvement and before the earlier of: (1) 90 days after completion of the work of improvement or (2) 60 days after the owner records a notice of completion or cessation (and gives notice of this recording to the prime contractor) (§ 8412) Upon recording, must serve owner with a copy of the claim of lien, a notice of mechanic's lien containing certain statutorily-required information and a proof of service affidavit (§ 8416) Must file lien foreclosure suit within 90 days of the date a lien is recorded (§ 8460). Must record <i>lis pendens</i> within 20 days of filing lien foreclosure suit (§ 8461)	Must record a claim of lien after the subcontractor has ceased providing work and before the earlier of: (1) 90 days after completion of the work of improvement or (2) 30 days after owner records a notice of completion or cessation (and gives notice of this recording to the subcontractor) (§ 8414) Upon recording, must serve owner with a copy of the claim of lien, a notice of mechanic's lien containing certain statutorily-required information and a proof of service affidavit (§ 8416) Must file lien foreclosure suit within 90 days of the date a lien is recorded (§ 8460). Must record <i>lis pendens</i> within 20 days of filing lien foreclosure suit (§ 8461)	Must record a claim of lien after the material supplier has ceased providing materials and before the earlier of: (1) 90 days after completion of the work of improvement or (2) 30 days after owner records a notice of completion or cessation (and gives notice of this recording to the material supplier) (§ 8414) Upon recording, must serve owner with a copy of the claim of lien, a notice of mechanic's lien containing certain statutorily-required information and a proof of service affidavit (§ 8416) Must file lien foreclosure suit within 90 days of the date a lien is recorded (§ 8460). Must record <i>lis pendens</i> within 20 days of filing lien foreclosure suit (§ 8461)

State		Prime Contractor	Subcontractor	Material Supplier
CO Colorado CO Rev. Stat. §§ 38-22-101 et seq.	Preliminary Notice:	None	None	None
	Claim of Lien:	<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 <i>lis pendens</i> 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 <i>lis pendens</i> 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 <i>lis pendens</i> must be filed within 6 months after completion of the improvement or furnishing of the last labor or materials</p>
CT Connecticut CT Gen. Stat. §§ 49-33 et seq.	Preliminary Notice:	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	<p>Notice of Intent to Lien must be given to the building or property owner and the general contractor after the work has commenced but no later than 90 days after work on the project has ceased, a Notice of Intent to lien need not be given prior to recording a lien and service of the lien certificate itself satisfies notice of lien requirements</p> <p>Notice of intent to lien must state that the claimant has furnished or commenced to furnish materials or services and intends to claim a lien therefor</p>	<p>Notice of Intent to Lien must be given to building or property owner and general contractor after the work has commenced but no later than 90 days after work on the project has ceased; a Notice of Intent to lien need not be given prior to recording a lien and service of the lien certificate itself satisfies notice of lien requirements</p> <p>Notice of intent to lien must state that the claimant has furnished or commenced to furnish materials or services and intends to claim a lien therefor</p>
	Claim of Lien:	<p>Certificate of Mechanics Lien must be recorded within 90 days of the last day work was performed on project</p> <p>A copy of lien must be served on all property owners no later than 30 days after lien is recorded</p> <p>Action to foreclose mechanics lien must be commenced and <i>lis pendens</i> filed within 1 year after recording lien</p>	<p>Certificate of Mechanics Lien must be recorded in the land records of the town where the project is located within 90 days of the claimants' last day work was performed on project. The 90 days is counted by excluding the last day of work but including the 90th day</p> <p>A copy of lien must be served on all property owners no later than 30 days after lien is recorded</p> <p>The entire lien statement must be subscribed and sworn to by the claimant</p> <p>Action to foreclose mechanics lien must be commenced and <i>lis pendens</i> filed within 1 year after recording lien</p>	<p>Certificate of Mechanics Lien must be recorded in the land records of the town where the project is located within 90 days of the claimants' last day work was performed on project. The 90 days is counted by excluding the last day of work but including the 90th day</p> <p>A copy of lien must be served on all property owners no later than 30 days after lien is recorded</p> <p>The entire lien statement must be subscribed and sworn to by the claimant</p> <p>Action to foreclose mechanics lien must be commenced and <i>lis pendens</i> filed within 1 year after recording lien</p>

State		Prime Contractor	Subcontractor	Material Supplier
DE Delaware DE Code Ann. tit. 25, § 2701, et seq.	Preliminary Notice:	Contractor must provide a list of all persons who have provided labor or materials, or both, in connection with the construction within 10 days of request from the Owner If Contractor fails to provide the list within 10 days of request, Contractor may not avail itself of lien rights, and Owner is not required to pay Contractor until the list is furnished	Subcontractor must provide a list of all persons who have provided labor or materials, or both, in connection with the construction within 10 days of request from the Owner If Subcontractor fails to provide the list within 10 days of request, Subcontractor may not avail itself of lien rights, and Owner is not required to pay Subcontractor until the list is furnished	Material Supplier must provide a list of all persons who have provided labor or materials, or both, in connection with the construction within 10 days of request from the Owner If Material Supplier fails to provide the list within 10 days of request, Material Supplier may not avail itself of lien rights, and Owner is not required to pay Material Supplier until the list is furnished
	Claim of Lien:	Statement of claim and suit to enforce must be filed within 180 days following completion of the structure or other listed event in Title 25, § 2711	Statement of claim and suit to enforce must be filed within 120 days from the date of the completion of the labor performed or from the last delivery of materials furnished by Subcontractor	Statement of claim and suit to enforce must be filed within 120 days from the date of the completion of the labor performed or from the last delivery of materials furnished by Material Supplier
DC District of Columbia DC Code Ann. §§ 40-301.01, et seq.	Preliminary Notice:	None	None	None
	Claim of Lien:	Notice of lien must be filed during construction or within 90 days after the earlier of the completion or termination of the project; Notice of Lien must be served on owner within 5 business days after date of recordation 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	Notice of lien must be filed during construction or within 90 days after the earlier of the completion or termination of the project; Notice of Lien must be served on owner within 5 business days after date of recordation 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	Notice of lien must be filed during construction or within 90 days after the earlier of the completion or termination of the project; Notice of Lien must be served on owner within 5 business days after date of recordation 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

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FL Florida FL Stat. §§ 713.001 et seq.	Preliminary Notice:	<p>Any prime contract in excess of \$2,500 must include 12-point, capitalized and bold-faced type on the front page of the contract, containing the language specified in Section 713.015 of the Construction Lien law. Fla. Stat. § 713.015.</p> <p>Upon receiving a written request from an owner, the contractor must provide a list of all persons who have provided labor or materials in connection with the construction within 10 days of the request. If contractor fails to provide list within 10 days of request, contractor may not avail itself of lien rights to the extent the Owner is prejudiced. Fla. Stat. §</p>	<p>Subcontractors at any tier must serve the owner with a notice setting forth the lienor's name and address, a description sufficient for identification of the real property, and the nature of the services or materials furnished or to be furnished. The notice must be served no later than 45 days after commencing to furnish the labor, services, materials, or special materials giving rise to the lien. The Notice to Owner must contain language in substantially the same form as the language set forth in Section 713.06(c) of the Florida Statutes. Fla. Stat. § 713.06.</p> <p>Sub-subcontractors must serve notice in the same form stated above, but must also serve the notice on the contractor (in addition to the owner) as a prerequisite to enforcing the lien. Fla. Stat. § 713.06.</p>	<p>Materialmen who are first-tier or second tier subcontractors must follow notice and lien procedures of a sub-contractor. A materialman to a sub-subcontractor (i.e., a third tier subcontractor) must provide the notice set forth in Section 713.06 to the owner and the subcontractor with whom it has privity. Fla. Stat. § 713.06(2)(a).</p>
	Claim of Lien:	<p>Contractor must record a notarized claim of lien not later than 90 days of the final furnishing of labor, materials or other services to the owner. The claim of lien must contain language in the form substantially similar to the language set forth in Section 713.08 and must identify the items set forth in Section 713.08(1)(a)-(h) of the Construction Lien Statute. The Claimant must serve the Claim of Lien on the owner within 15 days after recording it. Fla. Stat. § 713.08.</p> <p>An action to foreclose lien must be commenced within 1 year after the claim of lien was recorded. Florida law does not permit the extension of the one year deadline by tolling. However, if notice of contest of lien is recorded by owner, the enforcement action must be instituted within 60 days. Fla. Stat. § 713.22,</p>	<p>Subcontractors must record a claim of lien within 90 days of the final furnishing of labor, materials or other services to the owner. The claim of lien must contain language in the form substantially similar to the language set forth in Section 713.08 and must identify the items set forth in Section 713.08(1)(a)-(h) of the Construction Lien Statute. The Claimant must serve the Claim of Lien on the owner within 15 days after recording it. Fla. Stat. § 713.08.</p> <p>An action to foreclose lien must be commenced within 1 year after the claim of lien was recorded. Florida law does not permit the extension of the one year deadline by tolling. However, if notice of contest of lien is recorded by owner, the enforcement action must be instituted within 60 days. Fla. Stat. § 713.22.</p>	<p>Subcontractors must record a claim of lien within 90 days of the final furnishing of labor, materials or other services to the owner. The claim of lien must contain language in the form substantially similar to the language set forth in Section 713.08 and must identify the items set forth in Section 713.08(1)(a)-(h) of the Construction Lien Statute. The Claimant must serve the Claim of Lien on the owner within 15 days after recording it. Fla. Stat. § 713.08.</p> <p>An action to foreclose lien must be commenced within 1 year after the claim of lien was recorded. Florida law does not permit the extension of the one year deadline by tolling. However, if notice of contest of lien is recorded by owner, the enforcement action must be instituted within 60 days. Fla. Stat. § 713.22.</p>

State		Prime Contractor	Subcontractor	Material Supplier
GA Georgia GA Code Ann. §§ 44-14-360 et seq.	Preliminary Notice:	No	If owner, agent of owner, or contractor complies with the Notice of Commencement requirements (which must be filed no later than 15 days after contractor physically commences work on the property and posted on the project site), subcontractors and suppliers not in privity with the owner or contractor 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	If owner, agent of owner, or contractor complies with the Notice of Commencement requirements (which must be filed no later than 15 days after contractor physically commences work on the property and posted on the project site), subcontractors and suppliers not in privity with the owner or contractor 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
	Claim of Lien:	<p>Claimant must record a claim of lien within 90 days after last furnishing labor, services, or materials</p> <p>The claim of lien shall be in substance as set forth in O.C.G.A. § 44-14-361.1(a)(2) and include the notice required by O.C.G.A. § 44-14-367</p> <p>Within 2 business days 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 (if on file with the Secretary of State's Corporations Division, the entity's address or registered agent's address satisfies the requirement)</p> <p>Claimant must commence an action for recovery of the lien claim within 365 days of filing the lien. If the owner files a notice of contest of lien, then the claimant must commence the lien action within 60 days after receipt of the notice of contest of lien</p> <p>Within 30 days of filing suit claimant must file a notice of commencement of action in the property records of the county where the claim of lien is filed</p>	<p>Claimant must record a claim of lien within 90 days after last furnishing labor, services, or materials</p> <p>The claim of lien shall be in substance as set forth in O.C.G.A. § 44-14-361.1(a)(2) and include the notice required by O.C.G.A. § 44-14-367</p> <p>Within 2 business days 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 (if on file with the Secretary of State's Corporations Division, the entity's address or registered agent's address satisfies the requirement); if the owner complies with the Notice of Commencement requirement, then within 2 business days of recording the lien, the claimant also must send a copy of the claim of lien by registered or certified mail or statutory overnight delivery to the contractor at the address shown on the Notice of Commencement</p> <p>Claimant must commence an action for recovery of the lien claim within 365 days of filing the lien; if the owner or contractor files a notice of contest of lien, then the claimant must commence the lien action within 60 days after receipt of the notice of contest of lien</p> <p>Within 30 days of filing suit claimant must file a notice of commencement of action in the property records of the county where the claim of lien is filed</p>	<p>Claimant must record a claim of lien within 90 days after last furnishing labor, services, or materials</p> <p>The claim of lien shall be in substance as set forth in O.C.G.A. § 44-14-361.1(a)(2) and include the notice required by O.C.G.A. § 44-14-367</p> <p>Within 2 business days 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 (if on file with the Secretary of State's Corporations Division, the entity's address or registered agent's address satisfies the requirement); if the owner complies with the Notice of Commencement requirement, then within 2 business days of recording the lien, the claimant also must send a copy of the claim of lien by registered or certified mail or statutory overnight delivery to the contractor at the address shown on the Notice of Commencement</p> <p>Claimant must commence an action for recovery of the lien claim within 365 days of filing the lien; if the owner or contractor files a notice of contest of lien, then the claimant must commence the lien action within 60 days after receipt of the notice of contest of lien</p> <p>Within 30 days of filing suit claimant must file a notice of commencement of action in the property records of the county where the claim of lien is filed</p>

State		Prime Contractor	Subcontractor	Material Supplier
HI Hawaii HI Rev. Stat. §§ 507-41 et seq.	Preliminary Notice:	None	None	None
	Claim of Lien:	<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, lienor must file a certified copy of the order directing lien to attach in the office of the assistant registrar of the land court within 7 days</p> <p>Action to enforce lien must be brought within 3 months after entry of order directing lien to attach</p>	<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, lienor must file a certified copy of the order directing lien to attach in the office of the assistant registrar of the land court within 7 days</p> <p>Action to enforce lien must be brought within 3 months after entry of order directing lien to attach</p>	<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, lienor must file a certified copy of the order directing lien to attach in the office of the assistant registrar of the land court within 7 days</p> <p>Action to enforce lien must be brought within 3 months after entry of order directing lien to attach</p>
ID Idaho Idaho Code §§ 45-501, et seq.	Preliminary Notice:	None	None	None
	Claim of Lien:	<p>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. The claim of lien must be verified and must contain a statement of demand (after deducting all just credits and offsets); the name of the owner, if known; the name of the person employing the claimant; a description of the property charged with the lien; and, for residential projects, a copy of the disclosure required by Section 45-525</p> <p>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</p> <p>Claimant must initiate foreclosure action within 6 months of filing lien; <i>lis pendens</i> should also be filed. The prevailing part in any lien enforcement action is entitled to recover reasonable attorneys' fees and costs</p>	<p>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. The claim of lien must be verified and must contain a statement of demand (after deducting all just credits and offsets); the name of the owner, if known; the name of the person employing the claimant; a description of the property charged with the lien; and, for residential projects, a copy of the disclosure required by Section 45-525</p> <p>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</p> <p>Claimant must initiate foreclosure action within 6 months of filing lien; <i>lis pendens</i> should also be filed. The prevailing part in any lien enforcement action is entitled to recover reasonable attorneys' fees and costs</p>	<p>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. The claim of lien must be verified and must contain a statement of demand (after deducting all just credits and offsets); the name of the owner, if known; the name of the person employing the claimant; a description of the property charged with the lien; and, for residential projects, a copy of the disclosure required by Section 45-525</p> <p>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</p> <p>Claimant must initiate foreclosure action within 6 months of filing lien; <i>lis pendens</i> should also be filed. The prevailing part in any lien enforcement action is entitled to recover reasonable attorneys' fees and costs</p>

State		Prime Contractor	Subcontractor	Material Supplier
IL Illinois 770 ILCS 60/0.01 et seq.	Preliminary Notice:	None	<p>Subcontractor may at any time after entering into contract serve a written notice of the claim and the amount to become due on the owner or its agent or architect, or superintendent, and the lending agency</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>Materialman may at any time after entering into contract serve a written notice of the claim and the amount to become due on the owner or its agent or architect, or superintendent, and the lending agency</p> <p>Materialman 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>
	Claim of Lien:	<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 recorded within 2 years after completion</p> <p>Contractor for improvements to a single family, owner-occupied residence also must give the owner written notice within 10 days after recording a lien against any property of the owner</p> <p>An action to enforce the mechanics lien must be filed (and a lis pendens notice) within 2 years after the completion of the work, or within 30 days after the owner (or other interested party) makes a written demand against the lien claimant that suit be filed</p>	<p>Subcontractor must, within 90 days after completion of the work, serve a written notice of the claim on the owner or its agent or architect, or superintendent, and the lending agency (subcontractor who fails to serve such notice may still have a lien to the extent of any amount listed for such subcontractor by the contractor on a sworn statement issued by contractor to owner, but the subcontractor's lien is limited to the amount actually listed, even if such amount is incorrect). As of January 1, 2025, such notice may be served via any nationally recognized carrier in addition to registered mail, certified mail, or personal service. Additionally, the notice is considered served as soon as it is placed with the delivery service (or in the mail)</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 recorded within 2 years after completion</p> <p>An action to enforce the mechanics lien must be filed (and a lis pendens notice) within 2 years after the completion of the work, or within 30 days after the owner (or other interested party) makes a written demand against the lien claimant that suit be filed</p>	<p>Materialman must, within 90 days after providing the materials, serve a written notice of the claim on the owner or its agent or architect, or superintendent, and the lending agency (materialman who fails to serve such notice may still have a lien to the extent of any amount listed for such materialman on a sworn statement issued by contractor to owner)</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; materialman may prevail over the original owner if lien is recorded within 2 years after completion</p> <p>An action to enforce the mechanics lien must be filed (and a lis pendens notice) within 2 years after the completion of the work, or within 30 days after the owner (or other interested party) makes a written demand against the lien claimant that suit be filed</p>

State		Prime Contractor	Subcontractor	Material Supplier
IN Indiana IC 32-28-3-1 et seq.	Preliminary Notice:	None	None, except for (1) the alteration or repairs of single or double owner-occupied dwellings (served within 30 days after first delivery or labor is performed); and (2) original construction of dwelling to be later occupied by Owner (served within 60 days after first delivery or labor is performed)	None, except for (1) the alteration or repairs of single or double owner-occupied dwellings (served within 30 days after first delivery or labor is performed); and (2) original construction of dwelling to be later occupied by Owner (served within 60 days after first delivery or labor is performed)
	Claim of Lien:	<p>Notice of intent to hold a mechanics lien must be recorded within 90 days of last performing labor or furnishing material or machinery; except for Class 2 Structures where the deadline is 60 days</p> <p>Recorder required by statute to mail notice of the lien to the owner within 3 days of recording (For residential, see IC Code § 32-28-3-1 and § 32-28-3-3)</p> <p>Mechanics lien will be barred unless suit is filed within 1 year after notice of intention to hold lien is recorded, except when owner gives notice to file suit within 30 days, suit must be filed within 30 days of receipt of notice</p>	<p>Notice of intent to hold a mechanics lien must be recorded within 90 days of last performing labor or furnishing material or machinery; except for Class 2 Structures where the deadline is 60 days</p> <p>Recorder required by statute to mail notice of the lien to the owner within 3 days of recording (For residential, see IC Code § 32-28-3-1 and § 32-28-3-3)</p> <p>Mechanics lien will be barred unless suit is filed within 1 year after notice of intention to hold lien is recorded, except when owner gives notice to file suit within 30 days, suit must be filed within 30 days of receipt of notice</p>	<p>Notice of intent to hold a mechanics lien must be recorded within 90 days of last performing labor or furnishing material or machinery; except for Class 2 Structures where the deadline is 60 days</p> <p>Recorder required by statute to mail notice of the lien to the owner within 3 days of recording (For residential, see IC Code § 32-28-3-1 and § 32-28-3-3)</p> <p>Mechanics lien will be barred unless suit is filed within 1 year after notice of intention to hold lien is recorded, except when owner gives notice to file suit within 30 days, suit must be filed within 30 days of receipt of notice</p>

State		Prime Contractor	Subcontractor	Material Supplier
IA Iowa IA Code §§572.1 et seq.	Preliminary Notice	<p>None for commercial construction projects</p> <p>For residential construction projects where contractor expects to contract with a subcontractor to provide labor or furnish material for the property, contractor shall (i) provide owner with notice listing specific information, otherwise contractor is not entitled to a lien, (ii) serve on owner and post on lien registry notice of subcontractors, and (iii) post a notice of commencement of the work no later than 10 days after the commencement of work on the property</p>	<p>None for subcontractors for commercial construction projects. But Sub-subcontractors must notify the Prime Contractor of its identity and for whom it is performing or providing materials, within 30 days of first performance</p> <p>For residential construction projects, subcontractor shall post on lien registry a preliminary notice before the balance due is paid to the contractor. If the Prime Contractor does not post the 10-day notice of commencement with the ten-day period, a subcontractor may do so</p>	<p>For commercial construction projects, materialman providing materials to subcontractor must notify prime contractor that it is providing materials within 30 days of first furnishing such materials</p>
	Claim of Lien:	<p>To obtain full protection, Verified Mechanics Lien statement must be posted within 90 days of the date on which the last material was furnished or labor performed to the mechanics' notice and lien registry internet site including the demand due the person, after allowing all credits, setting forth the date on which labor or materials were first and last provided, the legal description of the property, the name and last known mailing address of the property owner, the address or description of location of the property, and the tax parcel identification number.</p> <p>Lien may be perfected beyond 90 days, but the lien is enforceable only to the extent of the balance due from the owner to the general contractor</p> <p>No lien can be filed after two years and 90 days from the day on which the last material was furnished or labor was performed</p> <p>An action to enforce a mechanics lien must be commenced within 2 years from the expiration of the 90-day lien filing period or within 30 days after the owner makes a written demand against the lien claimant that suit be filed</p> <p>(Special rules apply to owner occupied dwellings)</p>	<p>To obtain full protection, Verified Mechanics Lien statement must be posted within 90 days of the date on which the last material was furnished or labor performed to the mechanics' notice and lien registry internet site including the demand due the person, after allowing all credits, setting forth the date on which labor or materials were first and last provided, the legal description of the property, the name and last known mailing address of the property owner, the address or description of location of the property, and the tax parcel identification number.</p> <p>Lien may be perfected beyond 90 days, but the lien is enforceable only to the extent of the balance due from the owner to the general contractor</p> <p>No lien can be filed after two years and 90 days from the day on which the last material was furnished or labor was performed</p> <p>An action to enforce a mechanics lien must be commenced within 2 years from the expiration of the 90-day lien filing period or within 30 days after the owner makes a written demand against the lien claimant that suit be filed</p> <p>(Special rules apply to owner occupied dwellings)</p>	<p>To obtain full protection, Verified Mechanics Lien statement must be posted within 90 days of the date on which the last material was furnished or labor performed to the mechanics' notice and lien registry internet site including the demand due the person, after allowing all credits, setting forth the date on which labor or materials were first and last provided, the legal description of the property, the name and last known mailing address of the property owner, the address or description of location of the property, and the tax parcel identification number.</p> <p>Lien may be perfected beyond 90 days, but the lien is enforceable only to the extent of the balance due from the owner to the general contractor</p> <p>No lien can be filed after two years and 90 days from the day on which the last material was furnished or labor was performed</p> <p>An action to enforce a mechanics lien must be commenced within 2 years from the expiration of the 90-day lien filing period or within 30 days after the owner makes a written demand against the lien claimant that suit be filed</p> <p>(Special rules apply to owner occupied dwellings)</p>

State		Prime Contractor	Subcontractor	Material Supplier
KS Kansas KS Stat. Ann. §§ 60-1101 et seq.	Preliminary Notice:	None	None for non-residential property	None for non-residential property
	Claim of Lien:	<p>Verified lien statement must be filed within 4 months after the date material, equipment or supplies, used or consumed was last furnished or last labor performed (with opportunity to extend to within 5 months for non-residential property upon filing notice of extension within 4 month period); statement must be served on owner</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>Verified lien statement must be filed within 3 months after the date supplies, material or equipment was last furnished or labor performed (with opportunity to extend to within 5 months for non-residential property upon filing notice of extension within 3 month period); statement must be served on owner and any party obligated to pay the lien</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>Verified lien statement must be filed within 3 months after the date supplies, material or equipment was last furnished or labor performed (with opportunity to extend to within 5 months for non-residential property upon filing notice of extension within 3 month period); statement must be served on owner and any party obligated to pay the lien</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>
KY Kentucky KY Rev. Stat. Ann. §§ 376.010 et seq.	Preliminary Notice:	None	Notice of Intent to Lien must be given to Owner within 75 days of last furnishing labor or material if the claim is for \$1000 or less or for work or materials furnished to an owner-occupied dwelling; and within 120 days of last furnishing labor or material if claim exceeds \$1000	Notice of Intent to Lien must be given to Owner within 75 days of last furnishing labor or material if the claim is for \$1000 or less or for work or materials furnished to an owner-occupied dwelling; and within 120 days of last furnishing labor or material if claim exceeds \$1000
	Claim of Lien:	<p>Statement of Lien must be filed within 6 months after the last furnishing of labor or material. Statement of Lien must contain a statement of the amount due (with all just credits and set-offs known to the claimant), a description of the property, name of the owner, and whether materials were furnished or labor performed by contract with the owner or with a contractor or subcontractor, as well as the name and address of the claimant. Statement must be subscribed and sworn by claimant.</p> <p>Notice to owner must be given within 7 days of filing Statement of Lien Action to enforce the lien must be brought within 12 months¹ from the day the Statement of Lien was filed with clerk</p>	<p>Statement of Lien must be filed within 6 months after the last furnishing of labor or material. Statement of Lien must contain a statement of the amount due (with all just credits and set-offs known to the claimant), a description of the property, name of the owner, and whether materials were furnished or labor performed by contract with the owner or with a contractor or subcontractor, as well as the name and address of the claimant. Statement must be verified subscribed and sworn by claimant.</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>	<p>Statement of Lien must be filed within 6 months after the last furnishing of labor or material. Statement of Lien must contain a statement of the amount due (with all just credits and set-offs known to the claimant), a description of the property, name of the owner, and whether materials were furnished or labor performed by contract with the owner or with a contractor or subcontractor, as well as the name and address of the claimant. Statement must be subscribed and sworn by claimant.</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>

¹ Time to file is extended by six months from the date of qualification of a personal representative if the debtor dies prior to expiration of the lien.

State		Prime Contractor	Subcontractor	Material Supplier
LA Louisiana LA Rev. Stat. Ann. §§ 9:4801 et seq.	Preliminary Notice:	Written notice of the contract must be filed before the work begins for contracts for more than \$100,000 (signed by owner and contractor)	For lower-tier subcontractors (<i>i.e.</i> , a subcontractor not in contractual privity with the prime contractor), to have a right of action to enforce a claim under the Private Works Act, the lower-tier subcontractor shall give notice to the contractor at least 30 days prior to the institution of an action against the prime contractor	<p>If a notice of contract is filed, suppliers of “movables” (<i>i.e.</i>, material suppliers) to a subcontractor must give notice of nonpayment to the owner and prime contractor within 75 days from last day of the month in which material was provided</p> <p>Equipment lessors must deliver a Notice of Lease to owner and the prime contractor within 30 days of furnishing equipment</p>
	Claim of Lien:	<p>If contract is over \$100,000 and notice of contract has been filed: statement of claim must be filed (1) no later than 60 days after owner files a notice of termination, or (2) if a notice of termination is not filed, no later than 7 months after the substantial completion or abandonment of the work</p> <p>Contract under \$100,000 and no notice of contract timely filed: statement of claim must be filed no later than 60 days after: (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 \$100,000 and no notice of contract filed: no available lien claim</p> <p>Action must be commenced within 1 year after the filing of a statement of claim; notice of pendency of action must also be filed or claim is not effective against third parties</p>	<p>If contract is over \$100,000 and notice of contract has been filed: statement of claim must be filed (1) no later than 30 days after the filing of a notice of termination of the work, or (2) if a notice of termination is not filed, no later than 6 months after the substantial completion or abandonment of the work</p> <p>No notice of contract filed: statement of claim must be filed no later than 60 days after (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 must be commenced within 1 year after the filing of a statement of claim; notice of pendency of action must also be filed or claim is not effective against third parties</p>	<p>If contract is over \$100,000 and notice of contract has been filed: statement of claim must be filed (1) no later than 30 days after the filing of a notice of termination of the work, or (2) if a notice of termination is not filed, no later than 6 months after the substantial completion or abandonment of the work</p> <p>No notice of contract filed: statement of claim must be filed no later than 60 days after (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 must be commenced within 1 year after the filing of a statement of claim; notice of pendency of action must also be filed or claim is not effective against third parties</p>

State		Prime Contractor	Subcontractor	Material Supplier
ME Maine Me. Rev. Stat. §§ 3251, et seq.	Preliminary Notice:	None	None	None
	Claim of Lien:	<p>Where contractor has a contract directly with owner, a lien statement need not be filed in the registry of deeds</p> <p>Action must be commenced in the county in which the property is located within 120 days after the last of the labor or services are performed or labor, material or services are so furnished</p> <p>Within 60 days of the date on which the complaint was filed, the claimant shall cause to be recorded in the registry of deeds: (1) a certificate from the clerk of court in which the action is pending; (2) an affidavit of the claimant or claimant's attorney; or (3) an attested copy of the lien complaint; provided, however, that the failure to file notice of a lien complaint does not invalidate a lien but may allow a bona fide purchaser for value to take title free of the lien</p>	<p>If claimant does not have a contract with owner, it must record a lien statement in the office of the registry of deeds within 90 days after the last date that it provided labor or materials</p> <p>Once filed, claimant must provide a copy of the recorded statement to the owner(s) via US mail</p> <p>Lien claim statement must be filed, and a copy thereof sent to the Owner, within 90 days after ceasing to labor, furnish materials or perform services</p> <p>Action to enforce the lien must be filed within 120 days after the last of the labor or services are performed or labor, materials or services are so furnished</p> <p>If the claimant did not have a contract with owner, it must wait to serve owner until at least 30 days after filing the complaint</p> <p>Within 60 days of the date on which the complaint was filed, the claimant shall cause to be recorded in the registry of deeds: (1) a certificate from the clerk of court in which the action is pending; (2) an affidavit of the claimant or claimant's attorney; or (3) an attested copy of the lien complaint; provided, however, that the failure to file notice of a lien complaint does not invalidate a lien but may allow a bona fide purchaser for value to take title free of the lien</p>	<p>If claimant does not have a contract with owner, it must record a lien statement in the office of the registry of deeds within 90 days after the last date that it provided labor or materials</p> <p>Once filed, claimant must provide a copy of the recorded statement to the owner(s) via US mail</p> <p>Lien claim statement must be filed, and a copy thereof sent to the Owner, within 90 days after ceasing to labor, furnish material or perform services</p> <p>Action to enforce the lien must be filed within 120 days after the last of the labor or services are performed or labor, materials or services are so furnished</p> <p>If the claimant did not have a contract with owner, it must wait to serve owner until at least 30 days after filing the complaint</p> <p>Within 60 days of the date on which the complaint was filed, the claimant shall cause to be recorded in the registry of deeds: (1) a certificate from the clerk of court in which the action is pending; (2) an affidavit of the claimant or claimant's attorney; or (3) an attested copy of the lien complaint; provided, however, that the failure to file notice of a lien complaint does not invalidate a lien but may allow a bona fide purchaser for value to take title free of the lien</p>

State		Prime Contractor	Subcontractor	Material Supplier
MD Maryland MD Code Ann., Real Prop. §§ 9-101 et seq.	Preliminary Notice:	None	Notice of Intention to Claim a Lien (on statutory form) must be served on the owner within 120 days after claimant has per-formed the last work or furnished the last of its materials. §9-104	Notice of Intention to Claim a Lien (on statutory form) must be served on the owner within 120 days after claimant has per-formed the last work or furnished the last of its materials. §9-104
	Claim of Lien:	Petition to Establish a Mechanics Lien must be instituted within 180 days after the claimant has performed the last work or furnished the last of its materials. §9-105 Petition to enforce lien must be filed within 1 year after the date upon which the Petition to Establish Lien was filed. §9-109	Petition to Establish a Mechanics Lien must be instituted within 180 days after the claimant has performed the last work or furnished the last of its materials. §9-105 Petition to enforce lien must be filed within 1 year after the date upon which the Petition to Establish Lien was filed. §9-109	Petition to Establish a Mechanics Lien must be instituted within 180 days after the claimant has performed the last work or furnished the last of its materials. §9-105 Petition to enforce lien must be filed within 1 year after the date upon which the Petition to Establish Lien was filed.. §9-109
MA Massachusetts MA Gen. Laws ch. 254, §§ 1 et seq.	Preliminary Notice:	Notice of contract, in substantially the same form as set forth in section 2, must be filed or recorded in the registry of deeds in the county or registry district where the land lies any time after execution of the written contract but no later than the earliest of: (1) 60 days after filing or recording of the notice of substantial completion under section 2A; (2) 90 days after the filing or recording of the notice of termination under section 2B; or (3) 90 days after the last furnishing of labor and/or materials for the project.	To avoid significant limitations on the amounts of their liens, lower tier subcontractors and suppliers, or 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 their work. Subcontractors and suppliers must file a notice of contract in substantially the same form as set forth in section 4. Section 4 notice of contract must be filed or recorded in the registry of deeds in the county or district where the land lies at any time after execution of the written contract but no later than the earliest of: (1) 60 days after filing or recording of the notice of substantial completion under Section 2A; (2) 90 days after the filing or recording of the notice of termination under section 2B; or (3) 90 days after the last furnishing of labor and/or materials for the project (actual notice of the filing of the notice of contract must be given to the owner of the real property) (form of notice is more detailed than that required for prime contractor). Subcontractor liens are limited to the amount due general form the owner to the contractor at the time the notice of filing is provided to the owner; unless, within 30 days of the start of subcontractor's performance of obligations, it sends the general contractor a Notice of Identification in the statutorily required form via certified mail.	To avoid significant limitations on the amounts of their liens, lower tier subcontractors and suppliers, or 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 their work. Subcontractors and suppliers must file a notice of contract in substantially the same form as set forth in section 4. Section 4 notice of contract must be filed or recorded in the registry of deeds in the county or district where the land lies at any time after execution of the written contract but no later than the earliest of: (1) 60 days after filing or recording of the notice of substantial completion under Section 2A; (2) 90 days after the filing or recording of the notice of termination under section 2B; or (3) 90 days after the last furnishing of labor and/or materials for the project (actual notice of the filing of the notice of contract must be given to the owner of the real property) (form of notice is more detailed than that required for prime contractor). Subcontractor liens are limited to the amount due general form the owner to the contractor at the time the notice of filing is provided to the owner; unless, within 30 days of the start of subcontractor's performance of obligations, it sends the general contractor a Notice of Identification in the statutorily required form via certified mail.
	Claim of Lien:	A section 8 statement of account setting forth a just and true account of the amount due, minus all just credits, along with the name of the owner and a description of the property must be filed or recorded in the registry of deeds in the county or district where the land lies no later than the earliest of: (1) 90 days after filing or recording of the notice of substantial completion under section 2A; (2) 120 days after the filing or recording of a notice of termination under section 2B; or (3) 120	A section 8 statement of account setting forth a just and true account of the amount due, minus all just credits, along with the name of the owner and a description of the property must be filed or recorded in the registry of deeds in the county or district where the land lies no later than the earliest of: (1) 90 days after filing or recording of the notice of substantial completion under section 2A; (2) 120 days after the filing or recording of a notice of termination under section 2B; or (3) 120	A section 8 statement of account setting forth a just and true account of the amount due, minus all just credits, along with the name of the owner and a description of the property must be filed or recorded in the registry of deeds in the county or district where the land lies no later than the earliest of: (1) 90 days after filing or recording of the notice of substantial completion under section 2A; (2) 120 days after the filing or recording of a notice of termination under section 2B; or (3) 120

State		Prime Contractor	Subcontractor	Material Supplier
		<p>days after the last day a person, entitled to enforce a lien furnished labor and/or materials or rental equipment, appliances or tools for the project.</p> <p>A verified complaint to enforce the lien must be filed in the superior court for the county where the land lies or in the district court where such land lies within 90 days after the filing of the statement of account or the lien will be dissolved.</p> <p>An attested to copy of the complaint must be recorded in the land records for the county where the property is located within 30 days after the complaint is filed in court.</p>	<p>days after the last day a person, entitled to enforce a lien furnished labor and/or materials or rental equipment, appliances or tools for the project.</p> <p>A verified complaint to enforce the lien must be filed in the superior court for the county where the land lies or in the district court where such land lies within 90 days after the filing of the statement of account or the lien will be dissolved. An attested to copy of the complaint must be recorded in the land records for the county where the property is located within 30 days after the complaint is filed in court.</p>	<p>days after the last day a person, entitled to enforce a lien furnished labor and/or materials or rental equipment, appliances or tools for the project.</p> <p>A verified complaint to enforce the lien must be filed in the superior court for the county where the land lies or in the district court where such land lies within 90 days after the filing of the statement of account or the lien will be dissolved. An attested to copy of the complaint must be recorded in the land records for the county where the property is located within 30 days after the complaint is filed in court.</p>
MI Michigan M.C.L.A. 570.1101 et seq.	Preliminary Notice:	<p>Before commencement of a physical improvement a contracting Owner or Lessee is required to record a notice of commencement</p> <p>Upon demand by Owner, or with a payment request, Contractor must provide sworn statement listing its subcontractors and suppliers, type of improvement each provided, all unpaid laborers, and the amounts paid and owing to each party listed</p> <p>Subsequent liens cannot be filed to enforce lien and payment by Owner on contract not required until the sworn statement is provided</p> <p>Because a Contractor has a direct contract with the Owner, the Contractor is not required to serve a notice of furnishing which is required for subcontractors and suppliers</p>	<p>Notice of furnishing must be provided by subcontractor or supplier to Owner and 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 fifth day of the second month following the month in which fringe benefits or withholdings from wages were contractually due but not paid</p> <p>Upon demand or payment request Subcontractor must provide owner sworn statement listing its subcontractors and suppliers, type of improvement each provided, all unpaid laborers, the amounts paid and owing to each party listed</p> <p>Subsequent liens cannot be filed to enforce lien and payment by owner on contract not required until the sworn statement is provided</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>
	Claim of Lien:	<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 Lis Pendens</p> <p>The claims for lien of a contractor, subcontractor, supplier or laborer may be vacated and discharged if a bond with the lien claimant as obligee is filed with the County Clerk and a copy is given to the obligee lien claimant M.C.L.A. 570.1116(1)</p>	<p>Claim of lien must be recorded within 90 days of last furnishing labor or material for improvement 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 Lis Pendens</p>	<p>Claim of lien must be recorded within 90 days of last furnishing labor or material for improvement 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 Lis Pendens</p>

State		Prime Contractor	Subcontractor	Material Supplier
MN Minnesota MN Stat. §§ 514.01 et seq.	Preliminary Notice:	Preliminary notice of lien rights required to be included in written contract with owner; if there is no written contract, then served on owner within 10 days after the work of improvement is agreed upon if construction on non-commercial building or commercial building of 5,000 square feet or less. (See Minn. Stat. § 514.011, subdiv. 1) for specifications of notice).	Preliminary notice of lien rights required; notice to owner should be provided immediately but must be served within 45 days of first providing labor, skill, or materials if construction on non-commercial building or commercial building of 5000 square feet or less. (See Minn. Stat. § 514.011, subdiv. 2 for specifications of notice).	Preliminary notice of lien rights required; notice to owner should be provided immediately but must be served within 45 days of first providing labor, skill, or materials if construction on non-commercial building or commercial building of 5000 square feet or less. (See Minn. Stat. § 514.011 subdiv. 3 for specifications of notices).
	Claim of Lien:	<p>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. (See Minn. Stat. § 514.08 for specifications of notice).</p> <p>Action to foreclose lien must be filed within 1 year of last furnishing labor, skill or material for improvement; <i>lis pendens</i> should also be filed.</p>	<p>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. (See Minn. Stat. § 514.08 for specifications of notice).</p> <p>Action to foreclose lien must be filed within 1 year of last furnishing labor, skill or material for improvement; <i>lis pendens</i> should also be filed.</p>	<p>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. (See Minn. Stat. § 514.08 for specifications of notice).</p> <p>Action to foreclose lien must be filed within 1 year of last furnishing labor, skill or material for improvement; <i>lis pendens</i> should also be filed.</p>
MO Missouri MO Rev. Stat. §§ 429.010 et seq.	Preliminary Notice:	<p>Disclosure notice with specific statutory language required to be served on owner prior to receiving first payment either (a) at the time of execution of the contract; (b) when the materials are delivered; (c) when the work is commenced, or (d) delivered with first invoice. See MO Rev. Stat. § 429.012.</p> <p>(Special rules apply to owner-occupied residential property)</p>	Notice must be given to the owner at least 10 days prior to filing a lien statement. See MO Rev. Stat. § 429.100.	<p>Notice must be given to the owner at least 10 days prior to filing a lien statement. See MO Rev. Stat. § 429.100.</p> <p>For rental equipment or machinery, to have a lien, the claimant must also provide the owner 15 business days' notice of the commencement of the use of the rental machinery or equipment to that such rental machinery or equipment is being used upon their property. See MO Rev. Stat. §429.010 (2).</p>
	Claim of Lien:	<p>Lien statement must be filed with the clerk of the circuit court within 6 months after the indebtedness has accrued. See MO Rev. Stat. § 429.080.</p> <p>Suit to foreclose mechanics lien must be commenced within 6 months after the filing of the statement. See MO Rev. Stat. § 429.170.</p>	<p>Lien statement must be filed with the clerk of the circuit court within 6 months after the indebtedness has accrued. See MO Rev. Stat. § 429.080.</p> <p>Suit to foreclose mechanics lien must be commenced within 6 months after the filing of the statement. See MO Rev. Stat. § 429.170.</p>	<p>Lien statement must be filed with the clerk of the circuit court within 6 months after the indebtedness has accrued and in the case of rental equipment or machinery, lien statement must be filed within 60 days after the last date rentals are removed from property. See MO Rev. Stat. § 429.080</p> <p>Suit to foreclose mechanics lien must be commenced within 6 months after the filing of the statement. See MO Rev. Stat. § 429.170.</p>

State		Prime Contractor	Subcontractor	Material Supplier
MT Montana MT Code Ann. §§ 71-3-521 et seq.	Preliminary Notice:	A notice of right to claim is not required. See Mont. Code Ann. § 71-3-531(1)(a)	<p>Generally, notice of right to claim lien must be served on the owner via certified mail or personal delivery no later than 20 days after first provision of services or materials 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>Notice of right to claim lien is not required for certain categories of subcontractors and suppliers, including those furnishing services or materials on commercial projects. See Mont. Code Ann. § 71-3-531(1)</p> <p>Notice of right to claim lien must include date of mailing, owner's name and address, name and address of person filing notice, a description of the property and the "notice" language set forth at Mont. Code Ann. 71-3-532(3)(g)</p>	<p>Generally, notice of right to claim lien must be served on the owner via certified mail or personal delivery no later than 20 days after first provision of services or materials 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>Notice of right to claim lien is not required for certain categories of subcontractors and suppliers, including those furnishing services or materials on commercial projects. See Mont. Code Ann. § 71-3-531(1)</p> <p>Notice of right to claim lien must include date of mailing, owner's name and address, name and address of person filing notice, a description of the property and the "notice" language set forth at Mont. Code Ann. 71-3-532(3)(g)</p>
	Claim of Lien:	<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); the lien is filed with the county clerk and recorder of the county in which the improved real estate is located; notice of the lien must be served on the owner of the property (see Mont. Code Ann. § 71-3-534)</p> <p>Mont. Code Ann. § 71-3-535(3) and § 71-3-536 provide the list of information and "notice" language that must be included in the lien</p> <p>Actions to foreclose on a lien must be brought within 2 years from the date of filing the lien</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); the lien is filed with the county clerk and recorder of the county in which the improved real estate is located; notice of the lien must be served on the owner of the property (see Mont. Code Ann. § 71-3-534)</p> <p>Mont. Code Ann. § 71-3-535(3) and § 71-3-536 provide the list of information and "notice" language that must be included in the lien</p> <p>Actions to foreclose on a lien must be brought within 2 years from the date of filing the lien</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); the lien is filed with the county clerk and recorder of the county in which the improved real estate is located; notice of the lien must be served on the owner of the property (see Mont. Code Ann. § 71-3-534)</p> <p>Mont. Code Ann. § 71-3-535(3) and § 71-3-536 provide the list of information and "notice" language that must be included in the lien</p> <p>Actions to foreclose on a lien must be brought within 2 years from the date of filing the lien</p>

State		Prime Contractor	Subcontractor	Material Supplier
NE Nebraska MT Code Ann. §§ 71-3-521 et seq.	Preliminary Notice:	<p>A prime contractor is not required to give notice of a right to claim lien</p> <p>However, it is advisable to send a notice of a right to claim lien where the owner is a “protected party” as defined at NE Rev. St. § 52-129</p> <p>If given, the notice must be in writing, state that it is a notice of a right to assert a lien against real estate for services or materials furnished in connection with improvement of the real estate, and contain the name and address of the claimant, the name and address of the party with whom the claimant contracted, the name of the owner against whom the lien is claimed, a general description of the material or services provided, a description of the property, the amount unpaid to claiming and the warning set forth in Sec. 52-135(h)</p>	<p>A prime contractor is not required to give notice of a right to claim lien</p> <p>However, it is advisable to send a notice of a right to claim lien where the owner is a “protected party” as defined at NE Rev. St. § 52-129</p> <p>If given, the notice must be in writing, state that it is a notice of a right to assert a lien against real estate for services or materials furnished in connection with improvement of the real estate, and contain the name and address of the party with whom the claimant contracted, the name of the owner against whom the lien is claimed, a general description of the material or services provided, a description of the property, the amount unpaid to claiming and the warning set forth in Sec. 52-135(h)</p>	<p>A prime contractor is not required to give notice of a right to claim lien</p> <p>However, it is advisable to send a notice of a right to claim lien where the owner is a “protected party” as defined at NE Rev. St. § 52-129</p> <p>If given, the notice must be in writing, state that it is a notice of a right to assert a lien against real estate for services or materials furnished in connection with improvement of the real estate, and contain the name and address of the party with whom the claimant contracted, the name of the owner against whom the lien is claimed, a general description of the material or services provided, a description of the property, the amount unpaid to claiming and the warning set forth in Sec. 52-135(h)</p>
	Claim of Lien:	<p>Lien must be recorded no later than 120 days after final furnishing of services or materials and claimant must serve the owner with a copy thereof within 10 days of recording</p> <p>Whether the owner has filed a “Notice of Commencement” will impact the time in which the lien attaches. NE Rev. St. § 52-137</p> <p>The lien is enforceable for 2 years after the date of recording. However, if the owner makes and records a demand upon claimant to institute legal proceedings, the claimant must (i) commence legal action within 30 days after receipt of the demand or (ii) record an affidavit that the total contract price is not yet due</p>	<p>Lien must be recorded no later than 120 days after final furnishing of services or materials and claimant must serve the owner with a copy thereof within 10 days of recording</p> <p>Whether the owner has filed a “Notice of Commencement” will impact the time in which the lien attaches. NE Rev. St. § 52-137</p> <p>The lien is enforceable for 2 years after the date of recording. However, if the owner makes and records a demand upon claimant to institute legal proceedings, the claimant must (i) commence legal action within 30 days after receipt of the demand or (ii) record an affidavit that the total contract price is not yet due</p>	<p>Lien must be recorded no later than 120 days after final furnishing of services or materials and claimant must serve the owner with a copy thereof within 10 days of recording</p> <p>Whether the owner has filed a “Notice of Commencement” will impact the time in which the lien attaches. NE Rev. St. § 52-137</p> <p>The lien is enforceable for 2 years after the date of recording. However, if the owner makes and records a demand upon claimant to institute legal proceedings, the claimant must (i) commence legal action within 30 days after receipt of the demand or (ii) record an affidavit that the total contract price is not yet due</p>

State		Prime Contractor	Subcontractor	Material Supplier
NV Nevada NV Rev. Stat. §§ 108.221, et seq.	Preliminary Notice:	On residential projects only, a Notice of Intent to Lien must be served on the owner at least 15 days prior to recording the lien (not required for laborers), and time for filing the lien will be extended by 15 days	<p>Must serve a preliminary notice on the project owner, prime contractor and construction lender within 31 days of first providing labor or materials to the project</p> <p>On residential projects only, a Notice of Intent to Lien must be served on the owner at least 15 days prior to recording the lien (not required for laborers), and time for filing the lien will be extended by 15 days</p> <p>Can serve a late preliminary notice, but thereafter subcontractor can only record a lien for labor and materials provided within 31 days prior to the service of the preliminary notice and any time thereafter</p>	<p>Must serve a preliminary notice on the project owner, prime contractor and construction lender within 31 days of first providing labor or materials to the project</p> <p>On residential projects only, a Notice of Intent to Lien must be served on the owner at least 15 days prior to recording the lien (not required for laborers), and time for filing the lien will be extended by 15 days</p> <p>Can serve a late preliminary notice, but thereafter subcontractor can only record a lien for labor and materials provided within 31 days prior to the service of the preliminary notice and any time thereafter</p>
	Claim of Lien:	<p>Must record a claim of lien within 90 days of the later of: (1) the date that the last labor, materials or equipment is provided to the project or (2) the date of completion of the work of improvement</p> <p>If the project owner has recorded a notice of completion, must record a claim of lien within 40 days thereafter</p> <p>Must serve a copy of the recorded notice of lien on the project owner within 30 days of the date the lien is recorded</p> <p>Suit to foreclose the claim of lien cannot be filed until 30 days after the lien is recorded and must be filed within 6 months after the lien is recorded</p> <p>Must file and serve a <i>lis pendens</i> with the lien foreclosure lawsuit and serve it on all other lienholders as well as publish notice of the lawsuit in a newspaper once a week for three successive weeks</p>	<p>Must record a claim of lien within 90 days of the later of: (1) the date that the last labor, materials or equipment is provided to the project or (2) the date of completion of the work of improvement</p> <p>If the project owner has recorded a notice of completion, must record a claim of lien within 40 days thereafter</p> <p>Must serve a copy of the recorded notice of lien on the project owner within 30 days of the date the lien is recorded</p> <p>Suit to foreclose the claim of lien cannot be filed until 30 days after the lien is recorded and must be filed within 6 months after the lien is recorded</p> <p>Must file and serve a <i>lis pendens</i> with the lien foreclosure lawsuit and serve it on all other lienholders as well as publish notice of the lawsuit in a newspaper once a week for three successive weeks</p>	<p>Must record a claim of lien within 90 days of the later of: (1) the date that the last labor, materials or equipment is provided to the project or (2) the date of completion of the work of improvement</p> <p>If the project owner has recorded a notice of completion, must record a claim of lien within 40 days thereafter</p> <p>Must serve a copy of the recorded notice of lien on the project owner within 30 days of the date the lien is recorded</p> <p>Suit to foreclose the claim of lien cannot be filed until 30 days after the lien is recorded and must be filed within 6 months after the lien is recorded</p> <p>Must file and serve a <i>lis pendens</i> with the lien foreclosure lawsuit and serve it on all other lienholders as well as publish notice of the lawsuit in a newspaper once a week for three successive weeks</p>

State		Prime Contractor	Subcontractor	Material Supplier
NH New Hampshire NH Rev. Stat. Ann. §§ 447:1, et seq.	Preliminary Notice:	None	<p>Subcontractor must provide written notice of intent to lien with the "to the owner, or tenant or to the person having charge of the property." Notice of right to claim lien should be served on owner prior to the provision of materials, labor, or professional design services, though notice may be given after labor, material, or professional design services are provided (§§ 447:5, 447:6)</p> <p>In addition to notice of lien, subcontractor must provide owner or person in charge of the property an account of labor and materials every 30 days (§ 447:8)</p>	<p>Supplier must provide written notice of intent to lien with the "to the owner or to the person having charge of the property" Notice of right to claim lien should be served on owner, or tenant prior to the provision of materials, though notice may be given after the materials are furnished (§ 447:5, 447:6)</p> <p>In addition to notice of lien, supplier must provide owner or person in charge of the property an account of labor and materials every 30 days (§ 447:8)</p>
	Claim of Lien:	Lien created by statute must be perfected by complex writ system within 120 days of last provision of labor, materials, or professional design services for which contractor has not been paid (§ 447:9); to perfect a lien, the contractor must commence suit for the amount owed, obtain an attachment, and record the attachment in the registry of deeds in the County where the property is located (§§ 447:10-12)	Lien created by statute must be perfected by complex writ system within 120 days of last provision of labor, materials, or professional design services for which subcontractor has not been paid (§ 447:9); to perfect a lien, the subcontractor must commence suit for the amount owed, obtain an attachment, and record the attachment in the registry of deeds in the County where the property is located (§§ 447:10-12)	Lien created by statute must be perfected by complex writ system within 120 days of last provision of materials for which supplier has not been paid (§ 447:9); to perfect a lien, the supplier must commence suit for the amount owed, obtain an attachment, and record the attachment in the registry of deeds in the County where the property is located (§§ 447:10-12)

State		Prime Contractor	Subcontractor	Material Supplier
NJ New Jersey NJ Stat. Ann. §§ 2A:44A-1 et seq..	Preliminary Notice:	<p>For non-residential construction projects, lien claim must be lodged for record within 90 days following the date the last work, services, material or equipment was provided for which payment is claimed.</p> <p>For residential construction (which can include condominiums, housing cooperatives and mixed-use developments), lien claim must be lodged for record (as required by 2A:44A-21(b)(8)), not later than 10 days after receipt by the claimant of the arbitrator's determination, and within 120 days following the date the last work, services, material or equipment was provided for which payment is claimed.</p>	<p>For non-residential construction projects, lien claim must be lodged for record within 90 days following the date the last work, services, material or equipment was provided for which payment is claimed.</p> <p>For residential construction (which can include condominiums, housing cooperatives and mixed-use developments), lien claim must be lodged for record (as required by 2A:44A-21(b)(8)), not later than 10 days after receipt by the claimant of the arbitrator's determination, and within 120 days following the date the last work, services, material or equipment was provided for which payment is claimed.</p>	<p>None on commercial jobs; although, the filing of a Notice of Unpaid Balance and Right to File Lien is recommended to preserve priority</p> <p>As a condition precedent to the filing of a lien arising under a residential construction contract, a lien claimant shall first lodge for record a Notice of Unpaid Balance and Right to File Lien within 60 days following the last date that work, services, material or equipment were provided for which payment is claimed</p> <p>The Notice of Unpaid Balance and Right to File Lien must be served on owner, any contractors and subcontractors against whom the claim is asserted within 10 calendar days following its lodging for record</p>
	Claim of Lien	<p>Lien must be served on owner within 10 calendar days following lodging for record of a lien claim.</p> <p>Action must be commenced 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 within 30 days following receipt of written notice from the owner, community association, contractor or subcontractor against whose account a lien claim is filed, requiring the claimant to commence an action to enforce the lien claim. A notice of lis pendens must also be filed.</p>	<p>Lien must be served on owner within 10 calendar days following lodging for record of a lien claim.</p> <p>Action must be commenced 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 within 30 days following receipt of written notice from the owner, community association, contractor or subcontractor against whose account a lien claim is filed, requiring the claimant to commence an action to enforce the lien claim. A notice of lis pendens must also be filed.</p>	<p>Unless the parties otherwise agreed in writing to an alternative dispute resolution mechanism, within 10 days from the date the Notice of Unpaid Balance and Right to File Lien is lodged for record, the lien claimant shall also file and serve a demand for arbitration in compliance with §2 A:44A-21. The arbitration process can take up to 30 days, so timely filing is recommended</p>

State		Prime Contractor	Subcontractor	Material Supplier
NM New Mexico NM Stat. Ann. §§ 48-2-1 et seq.	Preliminary Notice:	None	Subcontractors (other than those that contract directly with the prime contractor) must provide notice of intent to claim a lien in the event of nonpayment within 60 days of initially providing work or materials to the project if the lien exceeds \$5,000. Different notice rules apply to residential projects A subcontractor can provide notice later than that, but the late notice will only cover work or materials provided in the immediately preceding 30 day period	Material suppliers (other than those that contract directly with the prime contractor) must provide notice of intent to claim a lien in the event of nonpayment within 60 days of initially providing work or materials to the project if the lien exceeds \$5,000. Different notice rules apply to residential projects A material supplier can provide notice later than that, but the late notice will only cover work or materials provided in the immediately preceding 30 day period
	Claim of Lien:	Claim of lien must be filed within 120 days after the completion of the contract Action to enforce lien must be filed within 2 years after filing of the lien	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	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

State		Prime Contractor	Subcontractor	Material Supplier
NY New York NY Lien Law §§ 1 et seq.	Preliminary Notice:	<p>None required. NY is a non-notice state. However, a Notice of lien may be filed, and is recommended, at any time during the progress of the work and the furnishing of the materials, or, within eight months (four months for single family dwelling) after the completion of the contract, or the final performance of the work, or the final furnishing of the materials, dating from the last item of work performed or materials furnished. 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; a copy of notice shall also be served on contractor, subcontractor, assignee, or legal representative who furnished materials</p> <p>Where the notice of lien is for retainage, the notice of lien may be filed within 90 days after the date the retainage was due to be released</p>	<p>None required. NY is a non-notice state. However, a Notice of lien may be filed, and is recommended, at any time during the progress of the work and the furnishing of the materials, or, within eight months (four months for single family dwelling) after the completion of the contract, or the final performance of the work, or the final furnishing of the materials, dating from the last item of work performed or materials furnished. 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; a copy of notice shall also be served on contractor, subcontractor, assignee, or legal representative who furnished materials</p> <p>Where the notice of lien is for retainage, the notice of lien may be filed within 90 days after the date the retainage was due to be released</p>	<p>None required. NY is a non-notice state. However, a Notice of lien may be filed, and is recommended, at any time during the progress of the work and the furnishing of the materials, or, within eight months (four months for single family dwelling) after the completion of the contract, or the final performance of the work, or the final furnishing of the materials, dating from the last item of work performed or materials furnished. 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; a copy of notice shall also be served on contractor, subcontractor, assignee, or legal representative who furnished materials</p> <p>Where the notice of lien is for retainage, the notice of lien may be filed within 90 days after the date the retainage was due to be released</p>
	Claim of Lien:	<p>For private projects, the mechanics' lien must be filed within 8 months (4 months for single family dwellings) after the completion of the contract, or the final performance of the work, or the final furnishing of the materials, dating from the last item of work performed or materials furnished.</p> <p>Lien valid for 1 year only. If lien remains unpaid at expiration of 1 year, then a foreclosure action must be filed before the expiration of the 1 year period to preserve. ; notice of pendency should be filed and served within 30 days after filing. Lien may be amended by claimant up to 60 days from original filing in order to reduce the lien amount, and as long as no enforcement action has commenced.</p> <p>For public projects, a Notice of Lien regarding public improvements must be filed within 30 days post project completion and acceptance by Owner (public entity)</p> <p>Form of the mechanic's lien must contain information from those items listed in NY Lien L § 9</p>	<p>For private projects, the mechanics' lien must be filed within 8 months (4 months for single family dwellings) after the completion of the contract, or the final performance of the work, or the final furnishing of the materials, dating from the last item of work performed or materials furnished.</p> <p>Lien valid for 1 year only. If lien remains unpaid at expiration of 1 year, then a foreclosure action must be filed before the expiration of the 1 year period to preserve. ; notice of pendency should be filed and served within 30 days after filing. Lien may be amended by claimant up to 60 days from original filing in order to reduce the lien amount, and as long as no enforcement action has commenced.</p> <p>For public projects, a Notice of Lien regarding public improvements must be filed within 30 days post project completion and acceptance by Owner (public entity)</p> <p>Form of the mechanic's lien must contain information from those items listed in NY Lien L § 9</p>	<p>For private projects, the mechanics' lien must be filed within 8 months (4 months for single family dwellings) after the completion of the contract, or the final performance of the work, or the final furnishing of the materials, dating from the last item of work performed or materials furnished.</p> <p>Lien valid for 1 year only. If lien remains unpaid at expiration of 1 year, then a foreclosure action must be filed before the expiration of the 1 year period to preserve. ; notice of pendency should be filed and served within 30 days after filing. Lien may be amended by claimant up to 60 days from original filing in order to reduce the lien amount, and as long as no enforcement action has commenced.</p> <p>For public projects, a Notice of Lien regarding public improvements must be filed within 30 days post project completion and acceptance by Owner (public entity)</p> <p>Form of the mechanic's lien must contain information from those items listed in NY Lien L § 9</p>

State		Prime Contractor	Subcontractor	Material Supplier
NC North Carolina NC Gen. Stat. §§ 44A-7 et seq.	Preliminary Notice:	<p>Provide Notice to Owner's Lien Agent within 15 days after first furnishing labor or materials</p> <p>Must provide contact information for Owner's Lien Agent to subcontractors and suppliers within 3 business days of contracting with them (or include that information in a written subcontract or purchase order)</p> <p>Within 30 days following issuance of the building permit, or the date the contractor is awarded the contract, whichever is later, file a Notice of Contract with the clerk of the superior court and post it on the job site to limit lien rights of lower tier subcontractors and suppliers</p>	<p>Provide Notice to Owner's Lien Agent within 15 days after first furnishing labor or materials</p> <p>Provide contact information for Owner's Lien Agent to lower tier subcontractors and suppliers</p> <p>If a Notice of Contract is filed by the prime contractor, then a second and third tier subcontractor must file a Notice of Subcontract</p>	<p>Provide Notice to Owner's Lien Agent within 15 days after first furnishing labor or materials</p> <p>Provide contact information for Owner's Lien Agent to lower tier subcontractors and suppliers</p> <p>If a Notice of Contract is filed by the prime contractor, then a second and third tier supplier must file a Notice of Subcontract</p>
	Claim of Lien:	<p>Claim of lien on real property must be provided to Owner and 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 the site of improvement by the lien claimant; notice of lis pendens should also be filed</p>	<p>Lien on funds owed to entity above it: Notice of claim of lien on funds must be served on the obligor. There are no time requirements for enforcing such a lien in the lien statute. Action must be brought against the debtor to enforce the lien</p> <p>Lien on real property: Claim of lien must be provided to Owner and party with whom subcontractor contracted and 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 the site of improvement by the lien claimant; notice of lis pendens should also be filed</p>	<p>Lien on funds owed to entity above it: Notice of claim of lien on funds must be served on the obligor; there are no time requirements for enforcing such a lien in the lien statute. Action must be brought against the debtor to enforce the lien</p> <p>Lien on real property: Claim of lien must be provided to Owner and party with whom supplier contracted and 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 the site of improvement by the lien claimant; notice of lis pendens should also be filed</p>

State		Prime Contractor	Subcontractor	Material Supplier
ND North Dakota ND Cent. Code §§ 35-27-01 et seq.	Preliminary Notice:	Written notice to owner that a lien will be claimed must be given by certified mail at least 10 days before the recording of the construction lien. §35-27-02	Written notice to owner that a lien will be claimed must be given by certified mail at least 10 days before the recording of the construction lien. §35-27-02	Written notice to owner that a lien will be claimed must be given by certified mail at least 10 days before the recording of the construction lien. §35-27-02
	Claim of Lien:	<p>Lien must be filed with the recorder of the county in which the property to be charged with the lien is situated and served on the owner within 90 days after the claimant's contribution of goods, materials, or services is completed. §35-27-13.</p> <p>A lien may not be filed (i.e., recorded) more than three years after the date of the first item of material is furnished. §35-27-14</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. §35-27-24</p> <p>Action to enforce lien and recording of <i>lis pendens</i> must be commenced within 3 years after the date of the recording of the lien. §35-27-25</p> <p>Upon written notice by the owner or contractor, suit must be commenced within 30 days thereafter or the lien is forfeited. §35-27-25</p>	<p>Lien must be filed with the recorder of the county in which the property to be charged with the lien is situated and served on the owner within 90 days after the claimant's contribution of goods, materials, or services is completed. §35-27-13.</p> <p>A lien may not be filed (i.e., recorded) more than three years after the date of the first item of material is furnished. §35-27-14</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. §35-27-24</p> <p>Action to enforce lien and recording of <i>lis pendens</i> must be commenced within 3 years after the date of the recording of the lien. §35-27-25</p> <p>Upon written notice by the owner or contractor, suit must be commenced within 30 days thereafter or the lien is forfeited. §35-27-25</p>	<p>Lien must be filed with the recorder of the county in which the property to be charged with the lien is situated and served on the owner within 90 days after the claimant's contribution of goods, materials, or services is completed. §35-27-13.</p> <p>A lien may not be filed (i.e., recorded) more than three years after the date of the first item of material is furnished. §35-27-14</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. §35-27-24</p> <p>Action to enforce lien and recording of <i>lis pendens</i> must be commenced within 3 years after the date of the recording of the lien. §35-27-25</p> <p>Upon written notice by the owner or contractor, suit must be commenced within 30 days thereafter or the lien is forfeited. §35-27-25</p>

State		Prime Contractor	Subcontractor	Material Supplier
OH Ohio OH Rev. Code Ann. §§ 1311.01 et seq.	Preliminary Notice:	None	Notice of furnishing must be served on owner by sub-subcontractor within 21 days of first furnishing work or material to project if owner filed a notice of commencement (different rules apply to liens upon gas and oil wells and certain residential dwellings); owner must file notice of commencement before the commencement of any work on the project	Notice of furnishing must be served on owner and general contractor by material supplier to subcontractor within 21 days of first furnishing work or material to project if owner filed a notice of commencement (different rules apply to liens upon gas and oil wells and certain residential dwellings); owner must file notice of commencement before the commencement of any work on the project
	Claim of Lien	<p>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. (60 days for certain dwelling and condominium properties; 120 days for gas and oil wells)</p> <p>A copy of the affidavit must be served on the owner within 30 days after filing</p> <p>Action to foreclose lien must be filed within 6 years of the date of the filing of the lien</p> <p>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</p>	<p>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 (60 days for certain dwelling and condominium properties; 120 days for gas and oil wells)</p> <p>A copy of the affidavit must be served on the owner within 30 days after filing</p> <p>Action to foreclose lien must be filed within 6 years of the date of the filing of the lien</p> <p>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</p>	<p>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 (60 days for certain dwelling and condominium properties; 120 days for gas and oil wells)</p> <p>A copy of the affidavit must be served on the owner within 30 days after filing</p> <p>Action to foreclose lien must be filed within 6 years of the date of the filing of the lien</p> <p>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</p>

State

Prime Contractor

Subcontractor

Material Supplier

OK

Oklahoma

OK Stat. tit. 42,
§§ 141 -143

Preliminary Notice:

For those that are "original contractors" (i.e., those that have a direct contract with the owner), no preliminary notice is technically required of a prime contractor, on Owner-occupied projects, but it remains a best practice to send a preliminary notice

Any person claiming a lien shall provide pre-lien notice within 75 days after the date upon which material or equipment used on said land was last furnished or labor last performed under contract, by hand-delivering or mailing certified mail return, receipt, requested the notice to the general contractor, as well as the owner of the property

Pre-lien notice is required for owner-occupied dwellings, commercial and industrial projects for those who do not have a direct contract with the owner, for claims exceeding \$10,000

A pre-lien notice is required for commercial and industrial projects for those who do not have a direct contract with the owner; the deadline is no later than 75 days after furnishing services

Claim of Lien

Statement of lien must be filed within 4 months after the date upon which labor, material or equipment for project was last furnished or labor last performed under the contract A statement, verified by affidavit, setting forth the amount due from the contractor to the claimant, and the items thereof, as nearly as practicable, the name of the owner, the name of the contractor, the name of the claimant, and a legal description of the property upon which a lien is claimed A notice of lien should be mailed to the owner of the property on which the lien attached within five business days of filing the lien

Action to enforce lien must be commenced within 1 year from the filing of the statement of lien, provided at least 90 days have passed from the date on which the lien was recorded

Statement of lien must be filed with the County Clerk's office 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, provided at least 90 days have passed from the date on which the lien was recorded

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

State		Prime Contractor	Subcontractor	Material Supplier
OR Oregon OR Rev. Stat. §§ 87.001 et seq.	Preliminary Notice:	Information Notice to Owner to be provided at the time of contract execution for residential projects; no Information Notice required on commercial projects	Notice of right to lien must be served on owner with respect to all material or labor provided on job within 8 days of providing those materials or labor to the project on residential project; no notice required on commercial projects. (later than this "8 day" notice is permitted, but limits claimants rights)	Notice of right to lien must be served on owner with respect to all materials provided on job 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)
	Claim of Lien	<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> <ol style="list-style-type: none"> 1. within 75 days after the last day of performance of labor, delivery of materials, or rental of equipment; or 2. within 75 days after the completion of construction <p>After the work performed by all original contractors is substantially complete, the owner, original contractor or mortgagee (or their agent) may post and record a completion notice.</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 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; Notice of Pendency of Action should also be filed; 120 day deadline can be extended in periods of 120 days for up to 2 years if a payment plan is arranged and stated in the lien.</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> <ol style="list-style-type: none"> 1. within 75 days after the last day of performance of labor, delivery of materials, or rental of equipment; or 2. within 75 days after the completion of construction <p>After the work performed by all original contractors is substantially complete, the owner, original contractor or mortgagee (or their agent) may post and record a completion notice.</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 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; Notice of Pendency of Action should also be filed; 120 day deadline can be extended in periods of 120 days for up to 2 years if a payment plan is arranged and stated in the lien.</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> <ol style="list-style-type: none"> 1. within 75 days after the last day of performance of labor, delivery of materials, or rental of equipment; or 2. within 75 days after the completion of construction <p>After the work performed by all original contractors is substantially complete, the owner, original contractor or mortgagee (or their agent) may post and record a completion notice.</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 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; Notice of Pendency of Action should also be filed; 120 day deadline can be extended in periods of 120 days for up to 2 years if a payment plan is arranged and stated in the lien.</p>

State		Prime Contractor	Subcontractor	Material Supplier
PA Pennsylvania 49 Pennsylvania Statute (P.S.) §§1101 et seq.	Preliminary Notice:	None	<p>If Owner (or Contractor, if authorized to do so) has filed/posted a "Notice of Commencement" for project valued at \$1.5M plus, Subcontractor must file its "Notice of Furnishing" within 45 days after first performing work at the job site; Subcontractor failing to provide such notice forfeits the right to file a lien</p> <p>Subcontractor must provide written notice of intent to file lien claim to Owner at least 30 days prior to filing its lien claim; therefore, Subcontractor must serve its notice of intent within 5 months after the last day of its contract work to allow sufficient time to file the lien claim after providing the notice of intent to the Owner (notice requirement not applicable where claim is filed pursuant to a rule to file claim)</p>	<p>If Owner (or Contractor, if authorized to do so) has filed/posted a "Notice of Commencement" for project valued at \$1.5M plus, Material Supplier must file "Notice of Furnishing" within 45 days after first furnishing materials to the project; Material Supplier failing to provide such notice forfeits the right to file a lien</p> <p>Material Supplier must provide written notice of intent to file its lien claim to Owner at least 30 days prior to filing its lien claim; therefore, Material Supplier must serve its notice of intent within 5 months after the last day of furnishing materials to allow sufficient time to file the lien after providing the notice of intent to the Owner (notice requirement not applicable where claim is filed pursuant to a rule to file claim)</p>
	Claim of Lien:	<p>Contractor must file its lien claim within 6 months after completion of its work</p> <p>Contractor must serve notice of filing of lien claim on Owner within 1 month of filing, and must file an affidavit of service of the notice of filing of lien claim on Owner within 20 days of such service</p> <p>Action to obtain judgment upon a lien claim must be commenced within 2 years of the date of filing of such claim</p> <p>A verdict must be recovered or judgment entered within 5 years from date of filing of lien claim, and final judgment must be entered in a verdict within 5 years (excluding time spent on motions and appeals)</p>	<p>Subcontractor must file its lien claim within 6 months after the completion of its work</p> <p>Subcontractor must serve notice of filing on Owner within 1 month of filing, and must file an affidavit of service of the lien claim on Owner within 20 days of such service</p> <p>Notwithstanding 6 month period of time within which to file a lien claim, Owner or Contactor may file, at any time after the completion of Subcontractor's work, a "rule" requiring Subcontractor to file any lien claim within 30 days of notice of said rule; Subcontractor's failure to comply with such time limit bars Subcontractor from filing its lien claim</p> <p>Action to obtain judgment upon a lien claim must be commenced within 2 years of date of filing of lien claim</p> <p>A verdict must be recovered or judgment entered within 5 years from date of filing of lien claim, and final judgment must be entered in a verdict within 5 years (excluding time spent on motions and appeals)</p>	<p>Material supplier must file its lien claim within 6 months after the completion of its furnishing materials to the project</p> <p>Material Supplier must serve notice of filing such lien claim on Owner within 1 month of filing, and must file affidavit of service of the lien claim on Owner within 20 days of such service</p> <p>Notwithstanding 6 month period of time within which to file a lien claim, Owner or Contactor may file, at any time after the completion of Material Supplier's furnishing of materials, a "rule" requiring Material Supplier to file any lien claim within 30 days of notice of said rule; Material Supplier's failure to comply with such time limit bars Material Supplier from filing its lien claim</p> <p>Action to obtain judgment upon a lien claim must be commenced within 2 years of date of filing of lien claim</p> <p>A verdict must be recovered or judgment entered within 5 years from date of filing of lien claim, and final judgment must be entered in a verdict within 5 years (excluding time spent on motions and appeals)</p>

State	Prime Contractor	Subcontractor	Material Supplier
RI Rhode Island RI Gen. Laws §§34-28-1 et seq.	Preliminary Notice: Required. Contractor must follow § 34-28-4 to claim a lien amount or else the it will be void and wholly lost. The Notice of Possible Mechanic's Lien in RI Gen. Laws §§ 34-28-4.1 must be either (i) incorporated conspicuously in the written contract between owner and contractor or (ii) provided by contractor to owner at any time prior to commencing work or delivering materials. The failure to timely provide notice waives any claim of lien of contractor and obligates contractor to indemnify and hold harmless owner from any payment or costs incurred in connection with liens by those not in privity with owner Notice of Possible Intention to claim lien in RI Gen. Laws §§ 34-28-4 shall be executed under oath and shall be filed and served on the owner within 200 days after doing the work or furnishing the materials. The mailing of the notice of intention and filing of the copy in the records of land evidence shall then perfect the lien of contractor as to work done or materials furnished during the 200 days prior to the filing and thereafter, but not as to work done or materials furnished before the 200 days prior to the filing, any lien for which shall be void and wholly lost The Notice should follow § 34-28-4.1 in form and substance	Required. The Notice should follow § 34-28-4.1.b.6.c. in form and substance. Notice of intention to claim lien in RI Gen. Laws §§ 34-28-4 shall be executed under oath and shall be filed and served on the owner within 200 days after doing the work or furnishing the materials. The mailing of the notice of intention and filing of the copy in the records of land evidence shall then perfect the lien of subcontractor as to work done or materials furnished during the 200 days prior to the filling and thereafter, but not as to work done or materials furnished before the 200 days prior to the filing, any lien for which shall be void and wholly lost To preserve the lien, the lien claimant must (i) file a statutory form of Notice of Lis pendens with the appropriate records of land evidence and (ii) file a Complaint to Enforce the lien in the superior court for the appropriate county; the Complaint to Enforce must be filed within 7 days after filing the notice of lis pendens, and both the Complaint to Enforce and lis pendens must be filed within 40 days after the date of the recording of Notice of Intention to claim lien	Required. Required. The Notice should follow § 34-28-4.1.b.6.c. in form and substance, unless contracting with owner, in which case the Notice of Possible Mechanic's Lien in RI Gen. Laws §§ 34-28-4.1 must be either (i) incorporated conspicuously in the written contract between owner and material supplier or (ii) provided by material supplier to owner at any time prior to delivering materials, the failure of which waives any claim of lien of contractor and obligates contractor to indemnify and hold harmless owner from any payment or costs incurred in connection with liens by those not in privity with owner Notice of intention to claim lien in RI Gen. Laws §§ 34-28-4 shall be executed under oath and shall be filed and served on the owner within 200 days after doing the work or furnishing the materials. The mailing of the notice of intention and filing of the copy in the records of land evidence shall then perfect the lien s to a material supplier as to work done or materials furnished during the 200 days prior to the filling and thereafter, but not as to work done or materials furnished before the 200 days prior to the filing, any lien for which shall be void and wholly lost
	Claim of Lien: Notices of Lien recorded in the land evidence records remain valid for 200 days prior to the date of filing, including retainage earned but not paid out. To preserve and enforce the lien after the 200 days, lien claimant must (i) file a statutory form of Notice of Lis pendens with the appropriate records of land evidence to be recorded by the clerk and (ii) file a Complaint to Enforce the lien in the superior court for the appropriate county; the Complaint to Enforce must be filed within 7 days after filing the notice of lis pendens, and both the Complaint to Enforce and lis pendens must be filed within 40 days after the date of the recording of Notice of Intention to claim lien. The form and contents must follow § 34-28-11 and 13.	Notices of Lien recorded in the land evidence records remain valid for 200 days prior to the date of filing, including retainage earned but not paid out. To preserve the lien, the lien claimant must (i) file a statutory form of Notice of Lis pendens with the appropriate records of land evidence to be recorded by the clerk and (ii) file a Complaint to Enforce the lien in the superior court for the appropriate county; the Complaint to Enforce must be filed within 7 days after filing the notice of lis pendens, and both the Complaint to Enforce and lis pendens must be filed within 40 days after the date of the recording of Notice of Intention to claim lien. The form and contents must follow § 34-28-11 and 13. *Note: Under § 34-28-7, an Architect Engineer or any subcontractor under Architect/Engineer, will also be valid and perfected if they follow § 34-28-4 Notice of Intention to Lien as to mailing and filing of lien in land evidence records. This must be done before the later of 200 days of performance of work or 10 days after starting the work.	Notices of Lien recorded in the land evidence records remain valid for 200 days prior to the date of filing, including retainage earned but not paid out. To preserve the lien, the lien claimant must (i) file a statutory form of Notice of Lis pendens with the appropriate records of land evidence to be recorded by the clerk and (ii) file a Complaint to Enforce the lien in the superior court for the appropriate county; the Complaint to Enforce must be filed within 7 days after filing the notice of lis pendens, and both the Complaint to Enforce and lis pendens must be filed within 40 days after the date of the recording of Notice of Intention to claim lien. The form and contents must follow § 34-28-11 and 13.

State		Prime Contractor	Subcontractor	Material Supplier
SC South Carolina SC Code Ann. §§ 29-5-10 et seq.	Preliminary Notice:	Notice of Project Commencement to be filed within 15 days of commencement of work	Subcontractors should give notice to the Owner of the furnishing of labor or materials before the lien attaches	Material Suppliers should give notice to the Owner of the furnishing of labor or materials before the lien attaches
	Claim of Lien:	Claim of lien must be filed and served on 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	Claim of lien must be filed and served on 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	Claim of lien must be filed and served on 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
SD South Dakota SD Codified Laws (SDCL) §§44-9-1 et seq.	Preliminary Notice:	Within 15 days after completion of the contract, Owner may serve a written request for potential lien claimant to furnish an itemized and verified account of any lien claim, and action for enforcement of lien may not be commenced until 10 days after such account is furnished	If the Owner or Contractor has filed a "Notice of Project Commencement," which notice must be filed within 30 days of commencement of work. Second-tier (or below) Subcontractor must provide its notice of furnishing labor to Contractor and Owner within 60 days of last performing labor on the project Within 15 days after completion of a subcontract, Owner may serve written request for potential lien claimant to furnish an itemized and verified account of any lien claim, and action for enforcement of lien may not be commenced until 10 days after such account is furnished	If the Owner or Contractor has filed a "Notice of Project Commencement," which notice must be filed within 30 days of commencement of work. Material Supplier must provide its notice of furnishing material to Contractor and Owner within 60 days of last furnishing material to the project Within 15 days after completion of a material supply contract, Owner may serve written request for potential lien claimant to furnish an itemized and verified account of any lien claim, and action for enforcement of lien may not be commenced until 10 days after such account is furnished
	Claim of Lien:	Lien claim must be filed within 120 days of last performing work on the project. Prior to filing such lien claim, Contractor shall mail a copy of its lien statement to Owner Action to enforce lien must be filed within 6 years of date of last performing work set forth in lien claim; provided, however, at any time after service of lien claim, Owner may serve demand to require lien claimant to commence suit to enforce lien within 30 days of such demand	Lien claim must be filed within 120 days of last performing work on the project. Prior to filing such lien claim, Subcontractor shall mail a copy of its lien statement to Owner Action to enforce lien must be filed within 6 years of date of last performing work set forth in lien claim; provided, however, at any time after service of lien claim, Owner or Contractor may serve demand to require lien claimant to commence suit to enforce lien within 30 days of such demand	Lien claim must be filed within 120 days of last furnishing of materials for the project. Prior to filing such lien claim, Material Supplier shall mail a copy of lien statement to Owner Action to enforce lien must be filed within 6 years of date of last furnishing of materials set forth in lien claim; provided, however, at any time after service of lien claim, Owner or Contractor may serve demand to require lien claimant to commence suit to enforce lien within 30 days of such demand

State		Prime Contractor	Subcontractor	Material Supplier
TN Tennessee TN Code Ann. 66-11-101 et seq.	Preliminary Notice:		Within 90 days of the last day of every month within which the subcontractor's labor or materials were provided, subcontractor must file notice of nonpayment with owner and prime contractor	Within 90 days of the last day of every month within which the material supplier provided materials, supplier must file notice of nonpayment with owner and prime contractor Preliminary notice only for residential with 1-4 units
	Claim of Lien:	<p>Prime contractor may record contract to provide notice to subsequent purchasers; notice of Lien shall be filed 90 days after improvement is completed or abandoned (unless contract was earlier recorded)</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>To protect against unrecorded lien claims, Owner may record a notice of completion of the improvement (and serve on prime contractor), which then requires that lien claim be filed within 30 days after such notice of completion</p> <p>Owner may file notice of demand on lienor to file suit to enforce lien, at which point suit must be filed within 60 days of notice of demand</p> <p>If lien is enforced by civil warrant before court of general sessions, within 20 days after the property is attached in the suit, the claimant must record an abstract of levy of attachment in the Register of Deeds Office</p>	<p>Subcontractor, if subcontract acknowledged by owner or sworn to by prime contractor, may</p> <p>record contract to provide notice to subsequent purchasers; notice of lien shall be filed 90 days after improvement is completed or abandoned (unless subcontract was earlier recorded)</p> <p>Suit to enforce a lien must be brought within 90 days of filing notice of lien</p> <p>Owner or prime contractor may file notice of demand on lienor to file suit to enforce lien, at which point suit must be filed within 60 days of notice of demand</p> <p>If lien is enforced by civil warrant before court of general sessions, within 20 days after the property is attached in the suit, the claimant must record an abstract of levy of attachment in the Register of Deeds Office</p>	<p>Material supplier, if subcontract/ purchase order acknowledged by owner or sworn to by prime contractor, may record contract to provide notice to subsequent purchasers; notice of lien shall be filed 90 days after improvement is completed or abandoned (unless subcontract/purchase order was earlier recorded)</p> <p>Suit to enforce a lien must be brought within 90 days of filing notice of lien</p> <p>Owner or prime contractor may file notice of demand on lienor to file suit to enforce lien, at which point suit must be filed within 60 days of notice of demand</p> <p>If lien is enforced by civil warrant before court of general sessions, within 20 days after the property is attached in the suit, the claimant must record an abstract of levy of attachment in the Register of Deeds Office</p>

State		Prime Contractor	Subcontractor	Material Supplier
TX Texas TX Prop. Code §§ 53.001 et seq	Preliminary Notice:	None	<p>For residential projects, notice must be sent by the 15th day of the second month following the month in which the claimant last provided labor or materials or would normally have delivered specially fabricated materials</p> <p>For commercial projects, notice must be delivered by the 15th day of the third month after the month in which the claimant last provided labor or materials or would normally have delivered specially fabricated materials</p> <p>Notice of claims for retainage must be sent not later than the earlier of (i) the 30th day after the date the claimant's contract is completed, terminated or abandoned, or (ii) the 30th day after the date the prime contract is terminated</p>	<p>For residential projects, notice must be sent by the 15th day of the second month following the month in which the claimant last provided labor or materials or would normally have delivered specially fabricated materials</p> <p>For commercial projects, notice must be delivered by the 15th day of the third month after the month in which the claimant last provided labor or materials or would normally have delivered specially fabricated materials</p> <p>Notice of claims for retainage must be sent not later than the earlier of (i) the 30th day after the date the claimant's contract is completed, terminated or abandoned, or (ii) the 30th day after the date the prime contract is terminated</p>
	Claim of Lien:	<p>For commercial projects, an affidavit of lien must be filed with the county clerk of the county in which the property is located by the 15th day of the fourth calendar month after the month in which the contractor's work was completed, terminated, or abandoned</p> <p>For residential projects, the affidavit must be filed not later than the 15th day of the third month after the month in which the contractor's work was completed, terminated, or abandoned</p> <p>A copy of the affidavit must be delivered to the owner by in-person delivery, certified mail, or other delivery with proof of receipt within 5 days of filing the affidavit</p> <p>For all projects, an action to enforce the lien must be filed not later than the first anniversary of the last date the claimant could file a lien affidavit. This deadline can be extended an additional year if agreed to in writing between the claimant and the owner, and such agreement is filed with the clerk</p>	<p>For commercial projects, an affidavit of lien must be filed with the county clerk of the county in which the property is located by the 15th day of the fourth month after the month in which the claimant last provided labor or materials or would normally have delivered specially fabricated materials</p> <p>For residential projects, the affidavit must be filed not later than the 15th day of the third month after the month in which the claimant last provided labor or materials or, except for claims for retainage, the month in which the claimant would normally have delivered specially fabricated materials</p> <p>A copy of the affidavit must be delivered to the owner and prime contractor by in-person delivery, certified mail, or other delivery with proof of receipt within 5 days of filing the affidavit</p> <p>For all projects, an action to enforce the lien must be filed not later than the first anniversary of the last date the claimant could file a lien affidavit. This deadline can be extended an additional year if agreed to in writing between the claimant and the owner, and such agreement is filed with the clerk</p>	<p>For commercial projects, an affidavit of lien must be filed with the county clerk of the county in which the property is located by the 15th day of the fourth month after the month in which the claimant last provided labor or materials or would normally have delivered specially fabricated materials</p> <p>For residential projects, the affidavit must be filed not later than the 15th day of the third month after the month in which the claimant last provided labor or materials or, except for claims for retainage, the month in which the claimant would normally have delivered specially fabricated materials</p> <p>A copy of the affidavit must be delivered to the owner and prime contractor by in-person delivery, certified mail, or other delivery with proof of receipt within 5 days of filing the affidavit</p> <p>For all projects, an action to enforce the lien must be filed not later than the first anniversary of the last date the claimant could file a lien affidavit. This deadline can be extended an additional year if agreed to in writing between the claimant and the owner, and such agreement is filed with the clerk</p>

State		Prime Contractor	Subcontractor	Material Supplier
UT Utah UT Code Ann. §§ 38-1A-501 et seq.	Preliminary Notice:	<p>Preliminary notice must be filed with the Construction Registry within 20 days after commencement of claimant's work; 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)</p> <p>Preliminary notice has no effect if it is filed more than 10 days after the filing of a Notice of Completion</p>	<p>Preliminary notice must be filed with the Construction Registry within 20 days after commencement of claimant's work; 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)</p> <p>Preliminary notice has no effect if it is filed more than 10 days after the filing of a Notice of Completion</p>	<p>Preliminary notice must be filed with the Construction Registry within 20 days after commencement of claimant's work; 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)</p> <p>Preliminary notice has no effect if it is filed more than 10 days after the filing of a Notice of Completion</p>
	Claim of Lien:	<p>Notice of lien must be recorded in the office of the applicable county recorder by the claimant within 180 days of final completion of the original contract, if no notice of completion is filed; if notice of completion has been filed, 90 days after that filing but not later than 180 days after the date on which final completion of the original contract occurs</p> <p>Notice of lien should be delivered or mailed by certified mail to owner within 30 days of filing to preserve right to attorney's fees</p> <p>Action to enforce mechanics lien (and lis pendens) must be commenced within 180 days from the date on which lien claimant filed notice of claim. If an owner files for bankruptcy before the expiration of the 180-day period, then action must be commenced within 90 days after the automatic stay under the bankruptcy proceeding is lifted or expires</p> <p>(Different rules apply to residential construction)</p>	<p>Notice of lien must be recorded in the office of the applicable county recorder by the claimant within 180 days of final completion of the original contract, if no notice of completion is filed; if notice of completion has been filed, 90 days after that filing but not later than 180 days after the date on which final completion of the original contract occurs</p> <p>Notice of lien should be delivered or mailed by certified mail to owner within 30 days of filing to preserve right to attorney's fees</p> <p>Action to enforce mechanics lien (and lis pendens) must be commenced within 180 days from the date on which lien claimant filed notice of claim. If an owner files for bankruptcy before the expiration of the 180-day period, then action must be commenced within 90 days after the automatic stay under the bankruptcy proceeding is lifted or expires</p> <p>(Different rules apply to residential construction)</p>	<p>Notice of lien must be recorded in the office of the applicable county recorder by the claimant within 180 days of final completion of the original contract, if no notice of completion is filed; if notice of completion has been filed, 90 days after that filing but not later than 180 days after the date on which final completion of the original contract occurs</p> <p>Notice of lien should be delivered or mailed by certified mail to owner within 30 days of filing to preserve right to attorney's fees</p> <p>Action to enforce mechanics lien (and lis pendens) must be commenced within 180 days from the date on which lien claimant filed notice of claim. If an owner files for bankruptcy before the expiration of the 180-day period, then action must be commenced within 90 days after the automatic stay under the bankruptcy proceeding is lifted or expires</p> <p>(Different rules apply to residential construction)</p>

State		Prime Contractor	Subcontractor	Material Supplier
VT Vermont VT Stat. Ann. tit. 9, §§ 1921 et seq.	Preliminary Notice:	None	Pre-lien notice allowed to set priority but not required	Pre-lien notice allowed to set priority but not required
	Claim of Lien:	<p>Notice of lien must be provided to owner, in writing. (Vt. Stat. Ann. § 1921(b)). The notice must indicate the amount due and the date that payment is due, if known. The lien covers all unpaid amounts under the contract. However, the lien shall not extend more than 180 days from the date that payment became due for the last labor performed or materials furnished, unless notice of lien and a memorandum of lien is also recorded in the office of the town clerk in the town where the real estate is located. (Vt. Stat. Ann. §§ 1921(c), 1923)</p> <p>Suit to enforce lien must be commenced within 180 days from (1) the filing of the memorandum of lien if payment is due at the time of such filing, or (2) 180 days from the date payment becomes due. (Vt. Stat. Ann. § 1924). Within five months after a judgment is obtained, a certified copy of the judgement must be recorded in the office of the town clerk where the real estate is situated. (Vt. Stat. Ann. § 1925)</p>	<p>Notice of lien must be provided to owner, in writing. (Vt. Stat. Ann. § 1921(b)). The notice must indicate the amount due and the date that payment is due, if known. The lien covers all unpaid amounts under the contract. However, the lien shall not extend more than 180 days from the date that payment became due for the last labor performed or materials furnished, unless notice of lien and a memorandum of lien is also recorded in the office of the town clerk in the town where the real estate is located. (Vt. Stat. Ann. §§ 1921(c), 1923)</p> <p>Suit to enforce lien must be commenced within 180 days from (1) the filing of the memorandum of lien if payment is due at the time of such filing, or (2) 180 days from the date payment becomes due. (Vt. Stat. Ann. § 1924). Within five months after a judgment is obtained, a certified copy of the judgement must be recorded in the office of the town clerk where the real estate is situated. (Vt. Stat. Ann. § 1925)</p>	<p>Notice of lien must be provided to owner, in writing. (Vt. Stat. Ann. § 1921(b)). The notice must indicate the amount due and the date that payment is due, if known. The lien covers all unpaid amounts under the contract. However, the lien shall not extend more than 180 days from the date that payment became due for the last labor performed or materials furnished, unless notice of lien and a memorandum of lien is also recorded in the office of the town clerk in the town where the real estate is located. (Vt. Stat. Ann. §§ 1921(c), 1923)</p> <p>Suit to enforce lien must be commenced within 180 days from (1) the filing of the memorandum of lien if payment is due at the time of such filing, or (2) 180 days from the date payment becomes due. (Vt. Stat. Ann. § 1924). Within five months after a judgment is obtained, a certified copy of the judgement must be recorded in the office of the town clerk where the real estate is situated. (Vt. Stat. Ann. § 1925)</p>
VA Virginia VA Code ann. §§ 43-1 et seq.	Preliminary Notice:	<p>None is required unless: (1) the project is a one or two family residential dwelling; and (2) the building permit names a mechanic's lien agent</p> <p>If the project is a one or two family residential dwelling, and the building permit names a mechanic's lien agent, claimant has the option to serve a Notice of Intent to Lien on the mechanic's lien agent within 30 days of the time the claimant first performs labor or furnishes materials, or within 30 days of issuance of the building permit if labor or materials are first performed or furnished prior to issuing the permit; note: if the notice is late, lien right may be limited to value of work provided after the notice is given</p>	<p>None is required unless: (1) the project is a one or two family residential dwelling; and (2) the building permit names a mechanic's lien agent</p> <p>If the project is a one or two family residential dwelling, and the building permit names a mechanic's lien agent, claimant has the option serve a Notice of Intent to Lien on the mechanic's lien agent within 30 days of the time the claimant first performs labor or furnishes materials, or within 30 days of issuance of the building permit if labor or materials are first performed or furnished prior to issuing the permit; note: if the notice is late, lien right may be limited to value of work provided after the notice is given</p> <p>While not required to perfect a lien, a subcontractor or laborer may impose personal liability on the general contractor or owner by providing (1) a preliminary notice stating nature of contract and probable amount of his claim and (2) a subsequent additional notice stating the amount of the claim, verified by affidavit, at any point after the claimant's work is complete but must before 30 days after the completion or termination of work</p>	<p>None is required unless: (1) the project is a one or two family residential dwelling; and (2) the building permit names a mechanic's lien agent</p> <p>If the project is a one or two family residential dwelling, and the building permit names a mechanic's lien agent, claimant has the option serve a Notice of Intent to Lien on the mechanic's lien agent within 30 days of the time the claimant first performs labor or furnishes materials, or within 30 days of issuance of the building permit if labor or materials are first performed or furnished prior to issuing the permit; note: if the notice is late, lien right may be limited to value of work provided after the notice is given</p> <p>While not required to perfect a lien, a subcontractor or laborer may impose personal liability on the general contractor or owner by providing (1) a preliminary notice stating nature of contract and probable amount of his claim and (2) a subsequent additional notice stating the amount of the claim, verified by affidavit, at any point after the claimant's work is complete but must before 30 days after the completion or termination of work</p>

State	Prime Contractor	Subcontractor	Material Supplier
	<p>Claim of Lien: 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, and in no event (2) later than 90 days from the time such building, or structure is completed or otherwise terminated, whichever is earlier. An affidavit must be filed with the memorandum to verify its contents and to declare intent to claim benefits of lien. The memorandum needs to be filed in the county or city in which the project is located.</p> <p>The memorandum and affidavit contents will be sufficient if it contains the information listed in § 43-5 of the Code.</p> <p>General contractor must also file, at the same time as filing the memorandum of lien, a certification of mailing of a copy of the memorandum of lien to the owner at its last known address</p> <p>Note: with the exception of (1) retention withholdings of up to 10%, and (2) sums not yet due because the party with whom the lien claimant contracted has not yet received such funds, the value of labor and materials may only be included in the memorandum if they were provided within the 150 days immediately preceding the filing of the memorandum (inclusion of labor and materials from before the 150 day period will likely invalidate the lien); the Code allows for the filing of more than one memorandum</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 completed, or otherwise terminated, whichever is later</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, and in no event (2) later than 90 days from the time such building, or structure is completed or otherwise terminated, whichever is earlier. An affidavit must be filed with the memorandum to verify its contents and to declare intent to claim benefits of lien. The memorandum needs to be filed in the county or city in which the project is located.</p> <p>The memorandum and affidavit contents will be sufficient if it contains the information listed in § 43-5 of the Code.</p> <p>Note: with the exception of retention withholdings of up to 10%, or amount not yet due because they have not yet been paid to the general contractor from the owner, the value of labor and materials may only be included in the memorandum if they were provided within the 150 days immediately preceding the filing of the memorandum (inclusion of labor and materials from before the 150 day period will likely invalidate the lien); the Code allows for the filing of more than one memorandum</p> <p>Subcontractors must also give written notice to the owner and general contractor of the amount and character of the lien claim</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 completed, or otherwise terminated, whichever is later</p>	<p>This category includes lower-tier subcontractors and suppliers. 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, and in no event (2) later than 90 days from the time such building, or structure is completed or the work terminated, whichever is earlier. An affidavit must be filed with the memorandum to verify its contents and to declare intent to claim benefits of lien. The memorandum needs to be filed in the county or city in which the project is located.</p> <p>The memorandum and affidavit contents will be sufficient if it contains the information listed in § 43-5 of the Code.</p> <p>Note: with the exception of retention withholdings of up to 10%, or amount not yet due because it has not yet been paid to the person supplier contracted with, the value of labor and materials may only be included in the memorandum if they were provided within 150 days immediately preceding the filing of the memorandum (inclusion of labor and materials from before the 150 day period will likely invalidate the lien); the Code allows for the filing of more than one memorandum</p> <p>If the material supplier holds a contract with the general contractor, it must also give written notice to the owner and the general contractor of the amount and character of the lien claim; lower-tier material providers must also give written notice to owner and the general contractor of the amount and character of the lien claim</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 completed, or otherwise terminated, whichever is later</p>

State

WA

Washington

WA Rev. Code
§§ 60.04.011, et
seq.

Prime Contractor

Subcontractor

Material Supplier

Preliminary Notice:

Subject to limited exceptions for residential projects and commercial projects valued at less than \$60,000, a prime contractor does not need to serve a preliminary notice on the owner before commencing work

Prime contractor must provide written notice to subcontractors and material suppliers of their rights to record a lien on a project, as well as post a notice of lien rights at the project site

Unless a subcontractor has contracted directly with a project owner or prime contractor, subcontractor must serve the project owner and the prime contractor with a preliminary notice within 10 days for new single-family projects or 60 days of its commencement of work on the project

Can serve a late preliminary notice, but then subcontractor can only record a lien for labor and materials provided within 10 days for new single-family projects or 60 days prior to the service of the preliminary notice and any time thereafter

Unless a material supplier has contracted directly with a project owner or prime contractor, material supplier must serve the project owner and the prime contractor with a preliminary notice within 10 days for new single-family projects or within 60 days of the date it first provided materials or equipment to the project

Can serve a late preliminary notice, but then material supplier can only record a lien for materials and equipment provided to the project within 10 days for new single-family projects or 60 days prior to the service of the preliminary notice and any time thereafter

Claim of Lien:

Must record a claim of lien within 90 days after the prime contractor has ceased to furnish labor, professional services, materials or equipment to the project or the last date on which employee benefit contributions were due

Contents of lien should contain those items stated in § 60.04.091.

Must provide project owner with notice of claim of lien within 14 days of the date the lien is recorded or prime contractor forfeits any right to recover attorneys' fees and costs against the project owner

Must commence a lawsuit to foreclose on a lien within 8 calendar months of the date that the lien is recorded to preserve lien rights and bind property subject to lien

Note: If subcontractor or other lower tier brings action for lien amount, Owner may withhold amount of claim for the pendency of the action. If there is judgment against the Owner, Owner shall be entitled to principal lien amount, attorney's fees plus other costs

Must record a claim of lien within 90 days after the subcontractor has ceased to furnish labor, professional services, materials or equipment to the project or the last date on which employee benefit contributions were due

Contents of lien should contain those items stated in § 60.04.091.

Must provide project owner with notice of claim of lien within 14 days of the date the lien is recorded or subcontractor forfeits any right to recover attorneys' fees and costs against the project owner

Must commence a lawsuit to foreclose on a lien within 8 calendar months of the date that the lien is recorded to preserve lien rights and bind property subject to lien

Must record a claim of lien within 90 days after the material supplier has ceased to provide materials or equipment to the project or the last date on which employee benefit contributions were due

Contents of lien should contain those items stated in § 60.04.091.

Must provide project owner with notice of claim of lien within 14 days of the date the lien is recorded or material supplier forfeits any right to recover attorneys' fees and costs against the project owner

Must commence a lawsuit to foreclose on a lien within 8 calendar months of the date that the lien is recorded to preserve lien rights and bind property subject to lien

State		Prime Contractor	Subcontractor	Material Supplier
WV West Virginia WV Code §§ 38-2-1 et seq.	Preliminary Notice:	None	None required, but optional notice may be filed	None required, but optional notice may be filed
	Claim of Lien:	<p>Notice of lien must be recorded with county clerk's office within 100 days after completion of the contract; if owner is a non-resident or owner is not found, notice is satisfied if copy of notice is published as a legal advertisement in the county where the property lies, and a notice could be post conspicuously on the property</p> <p>Suit in chancery to enforce the lien must be instituted within 6 months after notice of the lien is filed</p>	<p>Notice of lien must be recorded with county clerk's office and served on the owner within 100 days from the last furnishing of labor or materials with a notice that includes amount owed; if owner is a non-resident or owner is not found, notice is satisfied if copy of notice is published as a legal advertisement in the county where the property lies, and a notice could be post conspicuously on the property</p> <p>Suit in chancery to enforce the lien must be instituted within 6 months after notice of the lien is filed</p> <p>If subcontractor is served with a written demand of the owner or the owner's agent, subcontractor must provide itemized statement of account within 10 days</p>	<p>Notice of lien must be recorded with county clerk's office and served on the owner within 100 days from the last furnishing of labor or materials with a notice that includes amount owed; if owner is a non-resident or owner is not found, notice is satisfied if copy of notice is published as a legal advertisement in the county where the property lies, and a notice could be post conspicuously on the property</p> <p>Suit in chancery to enforce the lien must be instituted within 6 months after notice of the lien is filed</p> <p>If subcontractor is served with a written demand of the owner or the owner's agent, subcontractor must provide itemized statement of account within 10 days</p>
WI Wisconsin WI Stat. §§ 779.01 et seq.	Preliminary Notice:	<p>Preliminary notice of lien rights required on residential projects with less than four units required to be included in the written contract with owner; if there is no written contract, then preliminary notice must be served on owner within 10 days after the first labor, services or materials are furnished for the improvement by or pursuant to the authority of the prime contractor. Preliminary notice shall be in substance as set forth in Wis. Stat. § 779.02(2)(a).</p> <p>Prime contractor who fails to provide required preliminary notice does not have an enforceable lien unless prime contractor pays all of its obligations to subcontractors and suppliers and no liens are filed within statutory time frames.</p>	<p>Preliminary notice of lien rights required on residential projects with less than four units, and must be served on owner within 60 days after lien claimant first provides labor, services or materials for improvement. Preliminary notice shall be in substance as set forth in Wis. Stat. § 779.02(2)(b).</p> <p>Subcontractor who fails to provide required preliminary notice does not have an enforceable lien. If subcontractor serves a late but otherwise proper preliminary notice, it shall have a lien for labor, services, and materials provided after the late notice is actually received by owner.</p>	<p>Preliminary notice of lien rights required on residential projects with less than four units, and must be served on owner within 60 days after lien claimant first provides labor, services or materials for improvement. Preliminary notice shall be in substance as set forth in Wis. Stat. § 779.02(2)(b).</p> <p>Material supplier who fails to provide required preliminary notice does not have an enforceable lien. If material supplier serves a late but otherwise proper preliminary notice, it shall have a lien for labor, services, and materials provided after the late notice is actually received by owner.</p>
	Claim of Lien:	<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, services, or materials. A copy of the filed claim for lien must be served to the owner within 30 days of filing the claim.</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>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, services, or materials. A copy of the filed claim for lien must be served to the owner within 30 days of filing the claim.</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>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, services, or materials. A copy of the filed claim for lien must be served to the owner within 30 days of filing the claim.</p> <p>Suit to foreclose on the lien must be filed within 2 years after the date that the lien claim was filed.</p>

State

Prime Contractor

Subcontractor

Material Supplier

WY

Wyoming

WY Stat. Ann.
§§ 29-1-201 et
seq.

Preliminary Notice:

Written notice of right to assert a lien against the property for which services or materials are provided if the contractor is not paid and the right of the owner to obtain a lien waiver upon payment for services or materials must be sent to the owner prior to the contractor receiving any payment from the owner, including advances

Notice to prime contractor and owner must be given in the form prescribed by statute within 30 days after the date on which services or materials are first furnished to the project

Notice to prime contractor and owner must be given in the form prescribed by statute within 30 days after the date on which services or materials are first furnished to the project

Claim of Lien:

Notice of intent to claim lien must be given to owner at least 20 days prior to filing lien

Contractor must file lien statement within 150 days from the last day work was performed or materials furnished under the contract or the date of substantial completion of the project on which work was performed or materials were furnished under the contract, whichever is earlier

Parties to a contract may agree to extend the time within which the lien may be filed, but the time extension may not exceed twice the time within which the lien would have to be filed in accordance with the time limits above

Suit to foreclose lien must be brought within 180 days after the filing of the lien statement

Notice of intent to claim lien must be given to owner at least 20 days prior to filing lien

Subcontractor must file lien statement within 120 days from the last day work was performed or materials furnished under the contract or the date of substantial completion of the project on which work was performed or materials were furnished under the contract, whichever is earlier

Parties to a contract may agree to extend the time within which the lien may be filed, but the time extension may not exceed twice the time within which the lien would have to be filed in accordance with the time limits above

Suit to foreclose lien must be brought within 180 days after the filing of the lien statement

Notice of intent to claim lien must be given to owner at least 20 days prior to filing lien

Materialmen must file lien statement within 120 days from the last day work was performed or materials furnished under the contract or the date of substantial completion of the project on which work was performed or materials were furnished under the contract, whichever is earlier

Parties to a contract may agree to extend the time within which the lien may be filed, but the time extension may not exceed twice the time within which the lien would have to be filed in accordance with the time limits above

Suit to foreclose lien must be brought within 180 days after the filing of the lien statement



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