

National Mechanics Lien / Notice Timelines

In the United States there is no uniform regulations / deadlines for filing an enforcement of a mechanics lien. Each state has their own requirements for perfecting and enforcement of a mechanics lien. Information provided below has been obtained from various state web sites and other public sources and is being provided as a basic guideline. For current state specific information, refer to the web site for the state involved or consult with your attorney.

The chart shown is set up to follow the normal timeline / actions taken in reference to filing a mechanics lien. These are:

- **Preliminary Notice:** Numerous states mandate a preliminary notice, to secure lien rights.
- **Intent to File Lien Notice:** Notice to parties prior to lien being filed, advising them of contractor's intent.
- **Statutory Lien Period:** The actual filing of the documentation recording a lien against the property for nonpayment for work / materials.
- **Enforcement of a Mechanics Lien:** The act of filing does not necessary always lead to payment, hence the contractor may have to enforce the lien thru legal action.

State	Preliminary Notice	Intent to File Lien Notice	Statutory Lien Period	Enforcement of Mechanics Lien
Alabama	Supplier of materials. Can provide preliminary notice and obtain same lien rights as a general contractor.	Notice required before filing lien.	4 months after last date providing labor and materials.	6 months after due date of debt.
Alaska	Notice of Lien Rights is voluntary and may extend the deadline to file a lien.	N/A	120 days after contract completion date or of last services date. Time period can be shortened if the Notice of Completion is filed by owner.	6 months after recordation date.
Arizona	20 days after date of providing services or materials.	N/A	120 days after completion or within 60 days of filing a Notice of Completion.	6 months after Recordation of Lien.
Arkansas	Commercial projects: Notice to Owner/Contractor within 75 days of last date of services.	Minimum 10 days before filing a lien.	120 days after completion of work.	15 months after recording lien.
California	20 days after starting work.	N/A	90 days after completion of work, or if owner/GC files a Notice of Completion, 30 days from said date.	90 days after Recordation of Lien.
Colorado	N/A	Minimum 10 days before filing the lien.	4 months after completion of work.	6 months after completion of work.
Connecticut	N/A	90 days after completion of work.	90 days after completion.	1 year after filing Mechanical Lien.
Delaware	N/A	N/A	120 days after completion of work.	Action to enforce the lien required to be executed at time Lien is Filed.
Florida	When hired by the owner, same notice requirements as the GC. When hired by the GC, Notice to Owner due: -45 days after provision of labor or materials. -Owner's final payment to primary contractor, according to contract.	N/A	90 days after last day of work. Required to serve upon owner within 15 days after filing the lien.	1 year after recordation.
Georgia	If Owner/GC files Notice of Commencement, then Notice to Contractor is due within 30 days of beginning the work.	N/A	90 days after completing work.	395 days after Recordation of Mechanical Lien.
Hawaii	N/A	N/A	45 days after completion. Court then has up to 10 days to elect whether or not to attach the lien.	3 months after the court has the Recordation of Mechanical Lien.
Idaho	N/A	N/A	90 days after completion of work.	6 months after Recordation.
Illinois	N/A	90 days after completion of work.	4 months after completion of work for priority. 2 years after completion for priority over original owner only.	2 years after completion of work.
Indiana	For residential, owner-occupied projects, 60 days after beginning work for new construction and 30 days for renovations.	N/A	90 days after completion of work for non-residential projects.	1 year after Recordation of Mechanics Lien.
Iowa	30 days from beginning work.	N/A	90 days completion of work.	2 years and 90 after completion of work.
Kansas	For residential, notice due before filing the lien.	N/A	3 months after completion of work. Claimant can file to extend the deadline by 2 months.	1 year after Recordation.
Kentucky	120 days after completion of work if contract is greater than \$1,000 and not owner-occupied.	N/A	6 months after completion of work.	12 months after Recordation.
Louisiana	When hired by the GC, a Notice of Non-Payment is due 10 days before filing a lien. When hired by a subcontractor, the notice is due within 75 days of the last day of work.	N/A	60 days after substantial completion of work. When the owner or GC files a notice of substantial completion. The notice is due within 30 days.	1 year after Recordation.
Maine	N/A	N/A	90 days after completion of work.	120 days after completion of work.
Maryland	120 days after completion of work.	N/A	180 days after completion of work.	1 year after Recordation.
Massachusetts	Notice of Identification is due to the GC within 30 days of starting work when hired by a subcontractor. Notice of subcontract is due either 60 days after filing Notice of Substantial Completion, 90 days after the owner files a Notice or after completion of work.	N/A	Earliest of either 90 days after the owner / GC files a Notice of Substantial Completion, 120 days after the owner / GC files a Notice of Termination or 120 days after completion of work.	90 days after Recordation of Lien.

State	Preliminary Notice	Intent to File Lien Notice	Statutory Lien Period	Enforcement of Mechanics Lien
Michigan	20 days after first providing labor / materials.	N/A	90 days after completion of work.	1 year after Recordation of Mechanics Lien.
Minnesota	45 days after providing labor or materials.	N/A	120 days after completion of work.	1 year after completion of work.
Mississippi	30 days to provide notice to the General Contractor, if hired by a subcontractor / owner.	Minimum 10 days before filing the lien.	90 days after completion of work.	180 days after Recordation of Mechanics Lien.
Missouri	Documented consent required from owner before beginning of the work.	Minimum 10 days before filing the lien.	6 months after completion of work.	6 months after Recordation of Mechanics Lien.
Montana	20 days after commencement of work. Must be filed within 5 days after delivering to the property owner.	N/A	90 days after completion of work.	2 years after Recordation.
Nebraska	N/A	N/A	120 days after completion of work.	2 years after Recordation of Mechanics Lien.
Nevada	31 days after beginning of work.	Minimum 15 days before filing the lien.	90 days after the completion of the project. If the owner or the GC files a notice of completion, 40 days from the date of the filing.	6 months after Recordation of Mechanics Lien.
New Hampshire	Prior to beginning of the work; once every 30 days thereafter.	N/A	120 days after completion of work.	Enforced prior to filing the lien.
New Jersey	Non-residential projects, the notice is due before filing the mechanics lien.	N/A	Non-residential projects, no arbitration demand is required. Lien is due 90 days after completion of work. To be served within 10 days of filing.	1 year after completion of work.
New Mexico	60 days from starting work.	N/A	90 days after completing the project.	1 year after Recordation of Mechanics Lien.
New York	N/A	N/A	8 months after completion of work.	1 year after Recordation of Mechanics Lien.
North Carolina	Notice is due 15 days after beginning work. Notice of Subcontract if Notice of Contract is filed by the General Contractor is sent at the beginning of work.	N/A	120 days after completion of work.	180 days after completion of work.
North Dakota	N/A	At least 10 days prior to filing lien.	90 days after completion of work.	3 years after filing the lien, Notice of Intent to Enforce must be sent 20 days before filing the enforcement action.
Ohio	21 days after beginning work or 21 days after the owner or GC files a commencement notice.	N/A	75 days after completion of work.	6 years after Recordation of Mechanics Lien.
Oklahoma	Notice is due within 75 days of starting work.	N/A	90 days after completion of work.	1 year after Recordation of Mechanics Lien.
Oregon	8 days after starting work.	N/A	75 days after completing work, completion of the project or whichever is first.	120 days after Recordation of Mechanics Lien.
Pennsylvania	N/A	Minimum of 30 days before filing of the lien.	6 months after completion of work.	2 years after Recordation of Mechanics Lien.
Rhode Island	N/A	200 days after completion of work.	200 days after completion of work.	40 days after Recordation of Mechanics Lien.
South Carolina	Notice of Furnishing Labor or Materials due prior to the filing of the lien.	N/A	90 days after completion of work.	6 months after completion of work.
South Dakota	Suppliers to subcontractors must give notice within 60 days of finishing work when the GC posts a Notice of Commencement.	N/A	120 days after completion of work.	6 years after completion of work, if owner issues a request to initiate lawsuit. A contractor has 30 days to initiate.
Tennessee	90 days from the last day of each month labor / materials are provided.	N/A	90 days after completion of work. If a Notice of Completion is filed, lien is due within 30 days of the said filing date.	90 days after completion of work. If the owner serves a written demand for enforcement, deadlines to initiate foreclosure is 60 days post receiving the demand.
Texas	Subcontractors contracted directly with the GC of Non-Residential projects, notice is due on the 15th day of the 3rd month following each month work is performed and unpaid. Subcontractors not contracted directly with the GC of Non-Residential projects, notice is due on the 15th day of the second and 3rd month following each month that work is unpaid.	N/A	Non-residential projects, the 15th day of the 4th calendar month after the day on which debt has been accrued.	Non-residential projects, 2 years from the last available day to file the lien or one year from completion of the work. Whichever is later.
Utah	20 days after starting work or 10 days after the owner or GC files a Notice of Completion, whichever is earlier.	N/A	180 days after completion of work. When owner files a Notice of Completion, 90 days from said date and never later than 180 days after completion of work. A lien for preconstruction work is due 90 days after completion of the work.	180 days after Recordation of Mechanics Lien.
Vermont	N/A	N/A	180 days after payment for last services becomes due.	180 days after Recordation of Mechanics Lien.
Virginia	Non-residential projects, notice is due 30 days after completion of project.	N/A	90 days after the last day of the month in which the completion of the work / project or 90 days after completion, whichever is first. Lien cannot include sums for work performed more than 150 days prior to the last day on which the work was performed.	6 months after Recordation of Lien or 60 days after completion of the project.
Washington	60 days from commencement of work.	N/A	90 days after completion of work.	8 months after Recordation of Mechanics Lien.
Washington DC	N/A	N/A	90 days after completion of work or ninety days after completion of the project, whichever is first.	180 days after Recordation of Mechanics Lien.
West Virginia	N/A	N/A	100 days after completion of the contract / work.	6 months after Recordation of Mechanics Lien.
Wisconsin	60 days from starting work.	Minimum 30 days before filing lien.	6 months after completion of work.	2 years after Recordation of Mechanics Lien.
Wyoming	30 days after starting work.	Minimum 20 days before filing lien.	120 days after completion of work or 180 days after substantial completion of the project, whichever is first.	180 days after Recordation of Mechanics Lien.