

STATEMENT FROM STUART S. ZISHOLTZ

It has been a number of years since I last wrote an article setting forth the time frames associated with filing a Mechanic's Lien. Contractors run the gamut on what they believe is the proper time frame associated with filing a lien. Unfortunately, many Contractors are mistaken in their belief. If the lien is not filed timely, the Contractor runs the risk of losing its leverage in recovering the amount due and owing. So, for the benefit of the industry and the members of the Association, I am providing everyone with the appropriate time frames to file a Mechanic's Lien.

Private Improvement:

One family (also two family suggested).....4 months
Commercial and more than one family.....8 months
Duration of Lien.....1 year

Renewal:

One family dwelling first year with
2 more renewals available.....Court Order

More than one family and commercial – for the 1st year.....Notice of Renewal

After one year on more than one family dwelling and
commercial.....Court Order

Public Improvement Project:

Lien.....30 days after completion
and acceptance of project

Duration.....1 year

It is imperative that you comply with the time frames associated with the filing of the lien. Failure to do so could be a catastrophe in attempting to collect the outstanding balance due and owing.

Never let your lien time run out.

For a free copy of a pamphlet pertaining to Mechanic's Liens and Payment Bond Claims, kindly contact me or the Association.