**STATEMENT FROM STUART S. ZISHOLTZ**

Once again it was requested by a client that **I** remind everyone about the time frames associated with filing a mechanic's lien and pursuing a payment bond claim. This article may be repetitive but it is essential to your livelihood and your business.

I cannot emphasize enough the importance of filing a mechanic's lien. Many times it is the difference between getting paid and not getting paid. By filing your lien you are protecting your interests. By not filing your lien, you may be jeopardizing your right to collect anything. Do not, however, wait for the last day to file your lien. Once the general contractor has been paid by the owner, your lien is essentially worthless.

Furthermore, many payment bonds contain strict requirements that notices be served on various parties within a specific time frame. Once that time frame expires, your right to recover may be jeopardized.

**Private Improvement:**

One family (also 4 months from date of last

two family suggested) item of labor or material

Commercial and more than one 8 months from last item

family of labor and materials

Duration of Lien 1 year

Renewal:

One family dwelling Court Order

More than one family and Notice of Renewal

commercial, first year renewal

After first year Court Order

**Public Improvements:**

Lien 30 days after completion

and acceptance of job

Duration 1 year

Renewal Court Order

**Payment Bond Notice:**

Notice Directed to any two Usually 90 Days

of Owner, Bonding Company or Contractor

Time for Commencement of Action Usually 1 year from completion

of your work

Direct Contract with Principal Usually no notice required

Time for Commencement of Action Usually **1** sometimes 2 years

Never let your lien time run out!

For a free copy of a pamphlet pertaining to mechanic's liens and payment bond claims, please contact me or the Association.