

Deadlines and Procedures for Recording, Perfecting and Enforcing a Mechanics Lien on Private Property in California.

Start of Work on the Project, or Start of Your Work

20 Days Maximum

Prime Contractors, Subcontractors and Suppliers must Serve a Preliminary Notice on Owner and Prime Contractor and Construction Lender within 20 days after starting your work.

“Completion” of Entire Project, or Cessation of all Work on Project for 60 Days.

If a Valid Notice of Completion or Notice of Cessation of Work was Recorded by the Owner, then time to Record a Lien is Shorter.

90 Days Maximum if Prime Contractor, Subcontractor, or Supplier

60 Days Maximum (from Recording) if Prime Contractor / 30 Days if Subcontractor

Record Mechanics Lien with County Recorder, and Serve Copy of Lien on Property Owner.

90 Days Maximum from Recording

File Suit on Mechanics Lien in Superior Court, and Record Lis Pendens Against Property.

N.B. Preliminary Notices and Mechanics Liens must be timely served by Certified or Registered Mail. (See Related Article).

Failure to timely file suit on a Mechanics Lien causes that lien to become invalid, and may allow an Owner to sue You to Release the Lien.

N.B. The contents of this Article **do not constitute legal advice** or create an attorney-client relationship, and **you may NOT rely on it** without seeking legal advice regarding your particular situation from a competent California Construction lawyer or Construction Contracts attorney.

Please also note that factual situations vary, and statutes, regulations and case law are frequently changing and evolving, and these materials thus also may be or may become outdated or incorrect.

For further information on this topic and how the current law may apply to your unique contract, job, payment claim and issues, Contact Us via email, phone (415)788-1881 or visit our website at www.wolfflaw.com for other contact information.

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