

LIEN LAW PROVISIONS

	UTAH	OREGON	WASHINGTON	COLORADO
Preliminary Notice Private Jobs	20 days from first furnishing or 20 days of the filing of the notice of commencement Notice must be filed with the SCR.	8 business days from first furnishing and no contract w/owner	60 days from first furnishing 10 days from first furnishing on new construction on residential single family projects.	In Colorado a notice is called a Notice of Intent. Serve notice upon owner and prime contractor at least 10 days prior to filing lien statement of lien
Preliminary Notice Public Jobs	Within 20 days from first furnishing or 20 days of the filing of the notice of commencement, whichever is first.	No provision, recommend file within 8 business days	60 days from first furnishing	File claim with the public entity awarding contract
Intent to Lien	No Provision	20 days prior to filing Mechanics Lien.	No Provision	No Provision
Mechanics' Lien	Within 90 days from final completion.	Within 75 days from last furnishing of materials or services or within 75 days of completion	Within 90 days from last furnishing	File lien within 4 months of last furnishing
If Notice of Completion Has Been Filed	No Provision	No Provision	No Provision	No Provision
Foreclosure Action	180 days from date of recording the Mechanics lien.	120 days from the date of Mechanics lien recording	8 months from the date of Mechanics Lien recording	6 months after last furnishing or with 6 months after completion of project, whichever is later
Release	Must be filed within 10 days from demand letter.	A satisfied lien should be promptly released	A satisfied lien should be promptly released	With in 10 days of demand
Stop Notice	No Provision	No Provision	No Provision	No Provision
Stop Notice Suit	No Provision	No Provision	No Provision	No Provision
Bond Claim on Public Jobs	Within 90 days from last furnishing materials or services	Within 120 Days from last furnishing	Within 30 days from completion and acceptance	Within 6 months from completion of job
Residence Lien Restriction & Lien Recovery Fund	Gives certain homeowners limited Mechanics Lien protection and a Fund against which a subcontractor, supplier, laborer may recover payment.	Not Applicable	Not Applicable	Not Applicable

LIEN LAW PROVISIONS

	CALIFORNIA	NEVADA	ARIZONA	IDAHO
Preliminary Notice Private Jobs	20 days from first delivery or work performed	31 days from first furnishing	20 days from first furnishing	See Intent to Lien
Preliminary Notice Public Jobs	Within 20 days from first delivery or work performed	Within 30 days from first furnishing	Within 20 days from first furnishing	Forwarding a non-statutory notice is recommended
Intent to Lien	No Provision	15 days prior to filing Mechanics Lien on owner occupied dwellings ¹	No Provision	In Idaho a notice is called a Notice of Intent. Serve notice upon owner and prime contractor at least 10 days prior to filing lien
Mechanics' Lien	Within 90 days of completion of improvement or last performance	Within 90 days of last furnishing or completion	Within 120 days of completion of project; On residential projects, only claimants having a written contract with the owner may file a lien	Within 90 days after last furnishing of materials or services. Serve copy of lien upon owner within 24 hrs of recording
If Notice of Completion Has Been Filed	General Contractor has 60 days from date of recording of completion notice. Everyone else has 30 days IF a copy is received.	Within 40 days of date of recording of completion notice	Within 60 days from date of recording of completion notice	No Provision
Foreclosure Action	Within 90 days of date of Mechanics' Lien recording	Within 6 months from the date of Mechanics' Lien recording	Within 6 months from the date of Mechanics' Lien recording	Within 6 months from the date of Mechanics' Lien recording
Release	No Provision	Must be filed within 10 days of lien being satisfied.	Must be filed within 20 days after lien being satisfied.	No Provision
Stop Notice	General Contractor has 90 days from completion of work or 60 days from date of recording a notice of completion. Everyone else has 90 days from completion of work or 30 days from recording of notice of completion.	No Provision	Within 120 days from completion or 60 days of date of recording of NOC	No Provision
Stop Notice Suit	No sooner than 10 days from service of notice but not later than 120 days from the date of recording of Notice of Completion or 180 days from completion of project	No Provision	No sooner than 10 days from the service of notice but within 3 months of service of notice	No Provision
Bond Claim on Public Jobs	15 days from recording of Notice of Completion or within 75 days from completion with no Notice of Completion	Within 90 days from last furnishing send a "90 Day Notice" Bond Claim after 90th day but within 1 year	Within 90 days from last furnishing	Within 90 days after last furnishing
Residence Lien Restriction & Lien Recovery Fund	Not Applicable	Not Applicable	Not Applicable	Not Applicable