

Mechanics Lien Deadlines by State (2026)

Private projects | Reviewed by Matt Rush, updated October 2026

LevelSet Collections LLC

(469) 694-8003 | levelsetcollections.com

State	Preliminary notice (name and deadline)	Lien filing deadline: GC	Lien filing deadline: sub/supplier	Enforcement (lawsuit) deadline	Statute
Georgia	Notice to Contractor , only if a Notice of Commencement was filed, from parties with no contract with the GC: later of 30 days after the NOC is filed or 30 days after first furnishing	90 days after last furnishing; copy to owner within 2 business days of filing	90 days after last furnishing; copy to owner within 2 business days of filing	Lien action within 365 days after filing the lien, plus a Notice of Commencement of Lien Action within 30 days after filing suit	O.C.G.A. §§ 44-14-361.1, 44-14-361.5
Kansas	Residential warning statement from subs and suppliers on residential jobs (claims over \$250), given before the lien is claimed; no set deadline	4 months after last furnishing (non-residential: up to 5 months with a Notice of Extension filed within the 4 months)	3 months after last furnishing (non-residential: up to 5 months with a Notice of Extension filed within the 3 months)	1 year after the lien statement is filed	K.S.A. 60-1102, 60-1103, 60-1103a, 60-1105
Kentucky	Notice of intent to lien from parties with no direct contract with the owner: 120 days after last furnishing for claims over \$1,000; 75 days for claims under \$1,000 or on an owner-occupied 1-2 family home	6 months after last furnishing; mail copy to owner within 7 days of filing	6 months after last furnishing; mail copy to owner within 7 days of filing	12 months after the lien statement is filed	KRS 376.010, 376.080, 376.090
Louisiana	Notice of nonpayment from sellers of materials to a sub, on jobs with a notice of contract: 75 days after the last day of the month of delivery. No general preliminary notice for others	Notice of contract filed: 60 days after a notice of termination, or 7 months after substantial completion if none. No notice of contract: 60 days after notice of termination or substantial completion	Notice of contract filed: 30 days after a notice of termination, or 6 months after substantial completion if none. No notice of contract: 60 days after notice of termination or substantial completion	Suit and notice of pendency (lis pendens) within 1 year after filing the statement of claim	La. R.S. 9:4804, 9:4822, 9:4823, 9:4833
Michigan	Notice of Furnishing from subs and suppliers: 20 days after first furnishing (a late notice reduces the lien)	90 days after last furnishing; serve within 15 days of recording	90 days after last furnishing; serve within 15 days of recording	1 year after the claim of lien is recorded	MCL 570.1109, 570.1111, 570.1117
Minnesota	Prelien notice : GC puts it in the written contract or delivers it within 10 days of agreeing to the work; subs and suppliers within 45 days after first furnishing (some projects exempt)	120 days after last furnishing (file and serve)	120 days after last furnishing (file and serve)	1 year after the last item of work in the lien statement	Minn. Stat. §§ 514.011, 514.08, 514.12
Mississippi	Notice to Contractor (not single-family homes) from parties with no contract with the GC: 30 days after first furnishing. Single-family homes: Pre-Lien Notice at least 10 days before filing	90 days after last furnishing; copy to owner within 2 business days	90 days after last furnishing; copies to owner and GC within 2 business days	180 days after filing the lien, with a lis pendens	Miss. Code Ann. §§ 85-7-405, 85-7-407, 85-7-409
Missouri	Notice to Owner from the original contractor before receiving any payment. Everyone else: notice of intent at least 10 days before filing	6 months after the debt accrues	6 months after the debt accrues	6 months after filing the lien	RSMo §§ 429.012, 429.080, 429.100, 429.170
Montana	Notice of Right to Claim a Lien : 20 days after first furnishing (45 on some lender-financed jobs), recorded within 5 business days. Not required from a GC hired by the owner, or on commercial or 5+ unit residential jobs	90 days after final furnishing or after a Notice of Completion is recorded	90 days after final furnishing or after a Notice of Completion is recorded	2 years after the lien is filed	Mont. Code Ann. §§ 71-3-531, 71-3-535, 71-3-562
Ohio	Notice of Furnishing , only if a Notice of Commencement was recorded, from parties with no contract with the owner: 21 days after first furnishing	75 days after last furnishing (60 days for 1-2 family homes and residential condos); copy to owner within 30 days	75 days after last furnishing (60 days for 1-2 family homes and residential condos); copy to owner within 30 days	Lien lasts 6 years; if the owner serves a notice to commence suit, sue within 60 days	Ohio Rev. Code §§ 1311.05, 1311.06, 1311.11, 1311.13

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Oklahoma	Pre-lien notice from everyone but the GC, to the GC and owner: no later than 75 days after last furnishing. Exempt under \$10,000 and on some residential jobs; always required on owner-occupied homes	4 months after last furnishing	90 days after last furnishing	1 year after the lien is filed	42 O.S. §§ 142, 142.6, 143, 172
Pennsylvania	Notice of Furnishing in the State Construction Notices Directory: 45 days after first furnishing (subs, \$1.5M+ searchable projects only). Subs also give a formal notice of intent at least 30 days before filing	6 months after completing the work; serve owner within 1 month of filing	6 months after completing the work; serve owner within 1 month of filing	2 years after filing (judgment within 5 years)	49 P.S. §§ 1501, 1501.3, 1502, 1701
South Carolina	Notice to owner from anyone not hired by the owner: no fixed deadline; send early	90 days after last furnishing (serve owner and file)	90 days after last furnishing (serve owner and file)	Suit and lis pendens within 6 months after last furnishing	S.C. Code Ann. §§ 29-5-40, 29-5-90, 29-5-120
South Dakota	Only if a Notice of Project Commencement was filed: parties with no contract with the GC notify the GC (copy to owner) within 60 days after last furnishing	120 days after last furnishing; mail copy to owner before filing	120 days after last furnishing; mail copy to owner before filing	6 years, or 30 days after an owner's written demand to sue	SDCL §§ 44-9-15, 44-9-17, 44-9-24, 44-9-26, 44-9-53
Texas	Notice of claim from subs and suppliers, for each unpaid month: 15th day of the 3rd month after the month of work (residential: 2nd month)	15th day of the 4th month after the month the original contractor's work was completed, terminated or abandoned (residential: 3rd month)	15th day of the 4th month after the last month of work (residential: 3rd month)	1 year after the last day the lien could have been filed (extendable to 2 years from filing by written agreement)	Tex. Prop. Code §§ 53.052, 53.056, 53.158
Vermont	Notice to owner from subs and suppliers: no fixed deadline, but the lien reaches only money still unpaid when the owner gets it	180 days after payment came due for the last work	180 days after payment came due for the last work	Suit and attachment within 180 days after recording	9 V.S.A. §§ 1921, 1923, 1924
Virginia	Notice to the Mechanics' Lien Agent (1-2 family homes, only if one is named on the permit): 30 days after first furnishing or permit issuance	90 days after the last day of the month of last work, and no later than 90 days after completion	90 days after the last day of the month of last work, and no later than 90 days after completion; written notice to owner	Later of 6 months after recording or 60 days after completion or termination	Va. Code §§ 43-4, 43-4.01, 43-7, 43-17
Washington	Notice to Owner from suppliers, professionals and lower-tier subs: send early; it covers only work in the 60 days before notice (10 days on new homes)	90 days after last furnishing; copy to owner within 14 days	90 days after last furnishing; copy to owner within 14 days	8 months after recording	RCW 60.04.031, 60.04.091, 60.04.141