

How is “Project Completion” Defined in Arizona?

When filing a Mechanic’s Lien in Arizona, it’s important to find out when “project completion” officially occurred. Contractors have a limited amount of time after project completion before their lien filing deadline arrives. If you miss this window of opportunity, your lien will not be enforceable and you may lose payment rights. We’ll quickly explore how project completion is defined and the factors that can affect it.

You Must File Your Lien No Later Than:

60
DAYS after the Notice of Completion is recorded

or

120
DAYS after “completion” if no Notice is recorded

HOW IS “COMPLETION” DEFINED IF THERE IS **NO NOTICE**?

There are a few ways:



When no labor has been completed on the project for 60 continuous days



30 days after a Certificate of Occupancy is issued



If no such certificate is issued, or if it is not followed up by a building inspection and final written acceptance, then the “last date of furnishing” is considered the completion date.

The last date of furnishing is the final day that **any labor or materials were furnished to the project.**

Although it may seem straightforward, pinpointing that final date can be tricky. Bear in mind, completion is considered the day the general contract is complete, not the day **your** contract is complete.

Factors that affect the completion date



Change orders

A change order that amends the terms of the contract may be substantial enough to push back the project completion, which would extend your lien filing deadline.

Factors that generally don’t affect the completion date



Punch-list additions



Warranty work

Only significant additional work will have an effect on the completion date. Warranty-related tasks or punch-list additions (labor or materials) to correct work that did not conform to contract specifications is not considered when determining the completion date.

HAVE AN UPCOMING CONSTRUCTION PROJECT?

Figuring out lien deadlines and project completion dates can be complicated and confusing. Resources like this can be extremely useful to contractors, but nothing compares to having the weight lifted off your shoulders altogether. Titan Lien Services makes the lien filing process easy, helping you navigate all the red tape to ensure you don’t miss your deadlines.

Let Titan do the heavy-lifting for you and help you protect your payment rights!

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