

Common Mechanic's Lien **Mistakes**

When filing your Mechanic's Lien, it is in your best interest to have an airtight lien filing experience. Plenty of people may try to fight a lien, and they'll be diligently looking for any mistakes you've made along the way in hopes of invalidating your lien rights. Learn from others' lien filing mistakes, and arm yourself with information on what to avoid when it comes to mechanic's liens.



Not understanding your lien rights

Before filing, make sure you have followed the state requirements to ensure you have lien rights. There are several factors to consider, including if you need a valid contractor's license, notice requirements and how they are served, and doing it all within the strict time frames set by each state.



Incorrect forms with missing or inaccurate information

Accurate property descriptions are essential, and this means more than just getting the address right. If you are unsure of an exact address, provide a parcel number or use an aerial map, to provide a visual of the property being improved. Ensure that all other information provided is accurate.



Missing the deadline to file

Liens must be filed before their deadline, otherwise you'll lose lien rights. Refer to state statutes to know those deadlines or consult your legal counsel.



Not sending required notices

In many states, contractors may be required to send a preliminary notice, notice to owners or notice to general contractors, notifying relevant parties of their involvement on the job. Some states have Intent to Lien requirements before filing a lien.



Misapplying lien practices you've heard from other contractors

It's important to note that lien laws differ state to state, so be sure you are not working off what you "heard from another contractor," who may be working under different state law.



Filing on your own without a professional firm

There's no shortage of red tape in the lien filing process. A professional lien services firm can help you avoid these mistakes. The smartest move a contractor can make is to not go at it alone.