

3 Things Your Team Needs to Know About Arizona Lien Law

When it comes to your team, it's best to make sure that they are well equipped with basic knowledge of Arizona's lien law. Here are 3 main takeaways your team should know.

1

YOU CANNOT FILE A MECHANICS LIEN WITHOUT SENDING A PRELIMINARY NOTICE

If you have to go to the next steps of a mechanic's lien, Arizona requires a prelien being mailed to parties up the payment chain on any project. Without sending a prelien at the beginning of a project, your entire project may not be protected from non-payment.



2

AVOID GETTING YOUR LIEN CLAIM REJECTED

Unfortunately, because there are so many requirements associated with mechanic's liens, one little missed detail can cause potential issues. From inadequate descriptions of labor to missing a deadline, or having the wrong job address, it's so important to make sure you have all of your bases covered should you have to file a mechanics lien.



3

STRICT DEADLINES MUST BE FOLLOWED

In Arizona, there are specific deadlines associated with the lien process. Preliminary notices are required within **20 days** of first providing any labor or services. If you need to move forward with a mechanic's lien, you have **120 days** from completion of a project to file the lien with the county recorder's office. If a notice of completion has been recorded, then that deadline shortens to **60 days**.



REMEMBER: **PRELIMINARY 20-DAY NOTICES AREN'T ONLY FOR "PROBLEM PROJECTS."**

Many contractors make the mistake of utilizing preliens only when they feel the project may end in nonpayment. But the truth is, you never actually know when you are going to be in a situation where you'll need to protect yourself. Sending a prelien on every project at the beginning of the job allows you to have the coverage you need from the start.

Train Your Entire Team on AZ Lien Law for only \$150!