



Which states base Mechanic's Lien and Bond Claim deadlines on **COMPLETION**

Completion or Last Furnishing?

The majority of lien and bond claim deadlines are based upon the date of the claimant's last substantial furnishing to the project. The deadlines are not as clear when they may be based on completion, acceptance, or final settlement of the project.

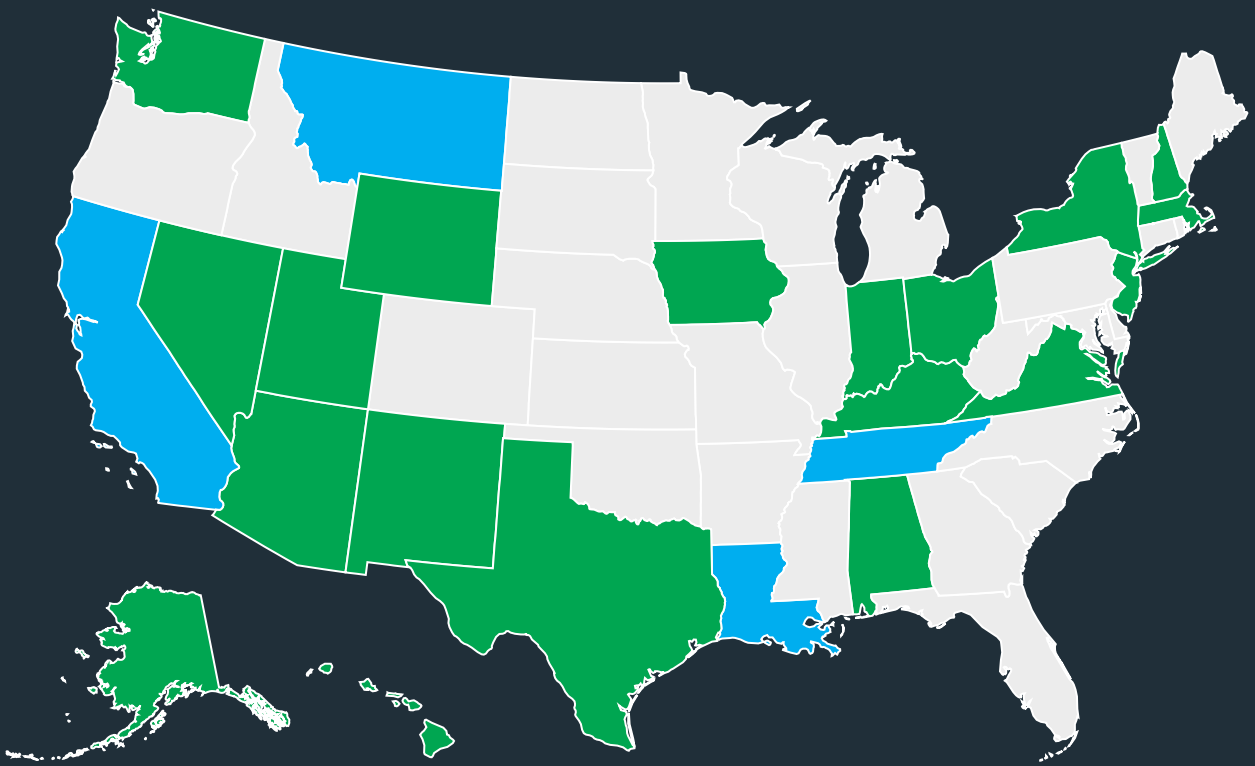
Generally, completion of the project is defined as the date of fulfillment of the prime contract for the work of improvement, and acceptance or final settlement is defined as when public work under contract is completed and accepted.


Since these dates are not always known by suppliers and subcontractors, use caution when calculating the deadlines.


23

state statutes dictate that the mechanic's lien or bond claim deadline is based on project completion

COMPLETION



 States where the mechanic's lien AND bond claim deadlines are based on completion

 States where the mechanic's lien OR bond claim deadline is based on completion

% of states calculate mechanic's lien and bond claim deadlines based on your last furnishing date:

53

Best Practice

When calculating your deadline based on your last furnishing date, make sure you are using the SUBSTANTIAL last furnishing date!

Unsure if your furnishing is considered substantial? Seek a legal opinion!



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The above is designed to provide a quick comparison of the requirements by state and does not address all variables. It is provided with the understanding that the publisher is not engaged in rendering legal advice. Action required in perfecting a claim varies from state to state and from case to case. NCS recommends retaining an attorney for each case. Originally published 06.2015