



Mechanic's Lien Laws State by State

State	M/L Code/ Statute	Authority for Lien	Mechanic's Lien Priority	Filing (Lien) Period	Period to File Action
Alabama	ALA. CODE §§ 35-11-210 et seq.	Every mechanic, person, firm, or corporation who shall do or perform any work, or labor upon, or furnish any material...under or by virtue of any contract with the owner or proprietor thereof...shall have a lien therefor on such building or improvements and on the land on which the same is situated...(A.C.35-11-210)	Such lien shall have priority over all other liens, mortgages, or incumbrances created subsequent to the commencement of work on the building or improvement" A.C.35-11-211	Within 6 months after the last item of work or labor has been performed or the last item of any material...has been furnished (A.C. 35-11-215)	Any action for the enforcement of the lien...must be commenced within six months after the maturity of the entire indebtedness....(A.C. 35-11-221)
Alaska	ALASKA STAT. §§ 34.35.050 et seq.	A person has a lien, only to the extent provided under this chapter, to secure the payment of the contract price if the person...performs labor upon real property...furnishes materials that are delivered to real property...furnishes equipment that is delivered to and used upon real property...performs services...(or)is a general contractor. (A. S. 34.35.050)	...an encumbrance which is properly recorded shall be preferred to a lien created under AS 34.35.050 - 34.35.120 unless the claim of lien under AS 34.35.070 or notice of right to lien under AS 34.35.064 has been recorded before the encumbrance.	No Notice of Completion filed: 120 days; Notice of Completion Filed: 15 days (A.S. 34.35.068)	A lien provided...does not bind real property for more than six months after the claim of lien is recorded, unless an action is commenced (A.S.34.35.080)
Arizona	ARIZ. REV. STAT. §§ 33-981 et seq.	...every person who labors or furnishes professional services, materials...in the construction, alteration or repair of any building, or other structure or improvement, shall have a lien on such building, structure or improvement for the work or labor done...(A.R.S. 33-981)	The liens...of this section... are preferred to all liens, mortgages or other encumbrances upon the property attaching subsequent to the time the labor was commenced or the materials were commenced to be furnished except any mortgage or deed of trust that is given as security for a loan made by a construction lender (A.R.S. 33-992)	No Notice of Completion filed: 120 days (subject to defining "Date of Completion"); With Notice of Completion filed: 60 days (A.R.S. 33-993)	A lien granted...shall not continue for a longer period than six months after it is recorded, unless action is brought within that period to enforce the lien (A.R.S. 33-998)
Arkansas	Ark. Code Ann. §§ 18-44-101 et seq.	The lien for labor performed and materials or fixtures furnished, as provided for in this subchapter, shall have priority over all other encumbrances that attach to the real estate or improvements thereon subsequent to commencement of construction or repair.(AR Code 18-44-110(c))	A lien...has priority over a lien, mortgage, deed of trust, or other encumbrance on the work of improvement or the real property...that (1) attaches after commencement of the work of improvement or (2) was unrecorded at the commencement of the work of improvement and of which the claimant had no notice. (CA Civil Code 8450)	...every person...(shall)...file with the clerk of the circuit court of the county...the lien...within one hundred twenty (120) days after the things...have been furnished or the work or labor done... (AR Code 18-44-117)	All actions under this subchapter shall be commenced within fifteen (15) months after filing the lien and prosecuted without unnecessary delay to final judgment. (AR Code 18-44-119)
California	Cal. Civ. Code §§ 8400 et. seq.	Mechanics, persons furnishing materials, artisans, and laborers of every class, shall have a lien upon the property upon which they have bestowed labor or furnished material for the value of such labor done and material furnished; and the Legislature shall provide, by law, for the speedy and efficient enforcement of such liens. (CA Constitution Article XIV, Pt 3) A person that provides work authorized for a work of improvement...has a lien right...(CA Civil Code 8400)	A lien under this chapter, other than a lien provided for in Section 8402, has priority over a lien, mortgage, deed of trust, or other encumbrance on the work of improvement or the real property on which the work of improvement is situated, that (1) attaches after commencement of the work of improvement or (2) was unrecorded at the commencement of the work of improvement and of which the claimant had no notice. (CA Civil Code 8450)	Direct Contractor: 90 Days after completion of improvements or 60 Day after Notice of Completion recorded; Other than Direct Contractor: 90 days after completion of work or 30 days after Notice of Completion recorded. (CA Civil Code 8412,8414)	The claimant shall commence an action to enforce a lien within 90 days after recordation of the claim of lien. If the claimant does not commence an action to enforce the lien within that time, the claim of lien expires and is unenforceable...(CA Civil Code 8460)

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Colorado	Colo. Rev. Stat. §§ 38-22-101 et seq.	Every person who furnishes or supplies laborers, machinery, tools, or equipment in the prosecution of the work, and mechanics, materialmen, contractors, subcontractors, builders, and all persons of every class performing labor upon or furnishing directly to the owner or persons furnishing labor, laborers, or materials to be used in construction...of any building, mill, bridge, ditch, flume, aqueduct, reservoir, tunnel, fence, railroad, wagon road, tramway, or any other structure or improvement upon land...shall have a lien upon the property... (C.R.S 38-22-101)	All liens...shall relate back to the time of the commencement of work under the contract between the owner and the first contractor, or, if said contract is not in writing, then such liens shall relate back to and take effect as of the time of the commencement of the work upon the structure or improvement, and shall have priority over any lien or encumbrance subsequently intervening, or which may have been created prior thereto but which was not then recorded... (C.R.S.38-22-106)	Subject to the prior termination of the lien under the provisions of section 38-22-110, no lien claimed by virtue of this article shall hold the property, or remain effective longer than one year from the filing of such lien... (C.R.S. 38-22-109)	No lien claimed...against the owner of the property... shall hold the property longer than six months after the last work or labor is performed, or laborers or materials are furnished, or after the completion of the building, structure, or other improvement, or the completion of the alteration, addition to, or repair thereof... unless an action has been commenced within that time to enforce the same, and unless also a notice stating that such action has been commenced is filed for record within that time... (C.R.S. 38-22-110)
Connecticut	CONN. GEN. STAT. §§ 49-33 et seq.	If any person has a claim...for materials furnished or services rendered in the construction, raising, removal or repairs of any building or... in the improvement of any lot or in the site development or subdivision of any plot of land, and the claim is by virtue of an agreement with or by consent of the owner of the land... is subject to the payment of the claim. (C.G.S. 49-33 (a))	...all such mechanic's liens originating prior to the filing of that instrument for record take precedence over that encumbrance and no such mechanic's lien shall have priority over any other such mechanic's lien... (C.G.S. 49-33(d) NOTE: If a mortgage complies with the provisions of C.R.S. 49-3 (Construction Loan), all subsequent advances, though after the commencement of construct, will have the same priority as the mortgage.	A mechanic's lien is not valid unless ... within ninety days after he has ceased to do ("work"), lodges with the town clerk of the town...a certificate in writing, which shall be recorded by the town clerk with deeds of land...and not later than thirty days after lodging the certificate, serves a true and attested copy of the certificate upon the owner of the building... C.G.S. 49-34	A mechanic's lien shall not continue in force for a longer period than one year after the lien has been perfected, unless the party claiming the lien commences an action to foreclose it... (C.G.S. 49-39)
Delaware	Del. Code Tit. 25, Chap 27	It shall be lawful for any person having performed or furnished labor or material, or both, to an amount exceeding \$25 in or for the erection, alteration or repair of any structure, in pursuance of any contract, express or implied...to obtain a lien upon such structure and upon the ground upon which the same may be situated or erected. (Del Code Title 25, Section 2702) NOTE: Liens for less than \$100 shall be enforced pursuant to Del Code Title 25, Subchapter III, Section 2731 et seq.	Any judgment obtained under a claim made in accordance with this subchapter shall become a lien upon such structure and upon the ground upon which the same is situated, erected or constructed and shall relate back to the day upon which the labor was begun or the furnishing of material was commenced, or the time immediately following the time of recording of a first mortgage, or a conveyance in the nature of a first mortgage, upon such structure which is granted to secure an existing indebtedness or future advances provided at least 50% of the loan proceeds are used for the payment of labor or materials, or both, for such structure, whichever shall last occur. (Del Code Title 25, Section 2718(a))	A contractor who...(h)as furnished both labor and material in and for such structure, or has provided construction management services in connection with the furnishing of such labor and material, in order to avail himself or herself of the benefits of this subchapter, shall file that contractor's statement of claim within 180 days after the completion of such structure... (Del Code Title 25, Section 2711	Every person entitled to the benefits conferred by this chapter and desiring to avail himself or herself of the lien provided for in this chapter, shall, within the time specified in this chapter, file a statement of claim, which may also serve as a complaint when so denominated, in the office of the Prothonotary of the Superior Court in and for the county wherein such structure is situated. (Del Code Title 25, Section 2712 (a))

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District of Columbia	D.C. Code §§ 40- 301.01 et seq	Every building erected, improved, added to, or repaired at the direction of the owner, or the owner's authorized agent, and the land on which the same is erected... shall be subject to a lien in favor of the contractor who contracted with the owner, in the amount of the contract price or, in the absence of an express contract, the reasonable value of the project...DC Code §40-301.01	The lien hereby given shall be preferred to all judgments, mortgages, deeds of trusts, liens, and incumbrances which attach upon the building or ground affected by said lien subsequently to the commencement of the work upon the building...except that nothing herein shall affect the priority of a mortgage or deed of trust given to secure the purchase money for the land, if the same be recorded within 10 days from the date of the acknowledgment thereof (Purchase Money protection)... the lien hereinbefore authorized shall have priority to all advances made after the filing of said notices of lien... (DC Code 40-303.07)	A contractor desiring to enforce the lien shall record in the land records a notice of intent... The notice of intent shall be recorded during the construction or within 90 days after the earlier of the completion or termination of the project...If the notice of intent is not recorded in the land records during the construction or within 90 days after the earlier of the completion or termination of the project, the contractor's lien shall terminate upon the expiration of the 90-day period... (DC Code 40-301.02(a)(1)	Any person with a lien and who has recorded a valid notice of intent shall only enforce the lien by: (A) Filing suit under § 40-303.08 to enforce the lien at any time within 180 days after the date that the notice of intent is recorded in the land records; and (B) Recording, within 10 days of filing suit, a notice of pendency of action in accordance with § 42-1207(b) in the land records... (DC Code 40-303.13)
Florida	FLA. Stat. §§ 713.001 et seq.	A materialman or laborer...shall, subject to the limitations thereof, have a lien on the real property improved for any money that is owed to him or her for labor, services, materials, or other items required by, or furnished in accordance with, the direct contract and for unpaid finance charges due under the lienor's contract. A materialman or laborer... shall also have a lien on the owner's real property for any money that is owed to him or her for labor, services, or materials furnished to improve public property... No lien under this section shall be acquired until a claim of lien is recorded...(2017 FL Stat.713.05 and 713.06)	(1)Liens under ss. 713.03 and 713.04 shall attach at the time of recordation of the claim of lien and shall take priority as of that time. (2) Liens under ss. 713.05 and 713.06 shall attach and take priority as of the time of recordation of the notice of commencement, but in the event a notice of commencement is not filed, then such liens shall attach and take priority as of the time the claim of lien is recorded. (3) All such liens shall have priority over any conveyance, encumbrance or demand not recorded against the real property prior to the time such lien attached as provided herein, but any conveyance, encumbrance or demand recorded prior to the time such lien attaches and any proceeds thereof, regardless of when disbursed, shall have priority over such liens...(2017 FL Stat. 713.07)	The claim of lien may be recorded at any time during the progress of the work... but not later than 90 days after the final furnishing of the labor or services or materials by the lienor. The claim of lien shall be recorded in the clerk's office. (2017 FL Stat. 713.08(5))	A lien provided by this part does not continue for a longer period than 1 year after the claim of lien has been recorded or 1 year after the recording of an amended claim of lien that shows a later date of final furnishing of labor, services, or materials, unless within that time an action to enforce the lien is commenced in a court of competent jurisdiction. A lien that has been continued beyond the 1-year period by the commencement of an action is not enforceable against creditors or subsequent purchasers for a valuable consideration and without notice, unless a notice of lis pendens is recorded. (2017 FL Stat. 713.22(1)
Georgia	Ga. Code Ann. §§ 44-14-360 et seq.	(b) Each special lien specified in subsection (a) of this Code section may attach to the real estate of the owner for which the labor, services, or materials are furnished if they are furnished at the instance of the owner, contractor, or some other person acting for the owner or contractor and shall include the value of work done and materials furnished in any easement or public right of way adjoining said real estate if the work done or materials furnished in the easement or public right of way is for the benefit of said real estate and is within the scope of the owner's contract for improvements to said real estate. (GA Code 44-14-361(b))	(c) The liens specified in Code Section 44-14-361 shall be inferior to liens for taxes, to the general and special liens of laborers, to the general lien of landlords of rent when a distress warrant is issued out and levied, to claims for purchase money due persons who have only given bonds for titles, and to other general liens when actual notice of the general lien of landlords and others has been communicated before the work was done or materials or services furnished; but the liens provided for in Code Section 44-14-361 shall be superior to all other liens not excepted by this subsection. (GA Code 14-44-361.1(c))	The filing for record of his or her claim of lien within 90 days after the completion of the work, the furnishing of the... (service or material)...within 90 days after the material or machinery is furnished, in the office of the clerk of the superior court of the county where the property is located. (GA Code 14-14-361.1(a)(2))	The commencement of a lien action for the recovery of the amount of the party's claim within 365 days from the date of filing for record of his or her claim of lien. (GA Code 44-014-361.1(a)(3)

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Hawaii	Hi. Rev. Stat. §§ 507-41 et seq.	When allowed; lessees, etc. Any person or association of persons furnishing labor or material in the improvement of real property shall have a lien upon the improvement as well as upon the interest of the owner of the improvement in the real property upon which the same is situated... (Hi. Rev. Stat. §507-42)	The lien shall relate to and take effect from the time of the visible commencement of operations for the improvement...and shall have priority over all other liens of any nature, except liens in favor of any branch of the government and mortgages, liens or judgments recorded or filed prior to the time of the visible commencement of operation... (Hi. Rev. Stat. §507-46)	The Application and Notice shall be filed not later than forty-five days after the date of completion of the improvement against which it is filed... NOTE: if property is registered in the land Court records, "it shall be incument upon the lienor to file...with seven days"... (Hi. Rev. Stat. 507-43(b))	The lien shall expire three months after the entry of the Order Directing Lien to Attach unless proceedings are commenced within that time to collect the amount due thereon by enforcing the same. (Hi.Rev.Stat. 507-43 (e))
Idaho	Idaho Code §§ 45-501 et seq.	Every person performing labor upon, or furnishing materials to be used in the construction, alteration or repair of any...(property)...has a lien upon the same for the work or labor done or professional services or materials furnished... (Id. Stat. 45-501)	The liens provided for in this chapter shall be on equal footing with those liens within the same class of liens, without reference to the date of the filing of the lien claim or claims and are preferred to any lien, mortgage or other encumbrance, which may have attached subsequent to the time when the building, improvement or structure was commenced, work done, equipment, materials or fixtures were rented or leased, or materials or professional services were commenced to be furnished; also to any lien, mortgage, or other encumbrance of which the lienholder had no notice... (Id. Stat. 45-506)	The claim shall be filed within ninety (90) days after the completion of the labor or services, or furnishing of materials... (Id. Stat. 45-507 (2))	No lien provided for in this chapter binds any building, mining claim, improvement or structure for a longer period than six (6) months after the claim has been filed, unless proceedings be commenced in a proper court within that time to enforce such lien... (Id. Stat. 45-510 (1))
Illinois	770 ILCS 60/0.01 et seq.	Any person who shall by any contract or contracts, express or implied... with the owner of a lot or tract of land... to improve the lot or tract of land or for the purpose of improving the tract of land, or to manage a structure under construction thereon, is known under this Act as a contractor and has a lien upon the whole of such lot or tract of land... (770 ILCS 60/1 (a))	No incumbrance upon land, created before or after the making of the contract for improvements under the provisions of this act, shall operate upon the building erected, or materials furnished until lien in favor of the persons having done work or furnished material (hereinafter "lien creditor") shall have been satisfied... all previous incumbrances shall be preferred only to the extent of the value of the land at the time of making of the contract for improvements...(770 ILCS 60/16)	No contractor shall be allowed to enforce such lien against or to the prejudice of any other creditor or incumbrancer or purchaser, unless within 4 months after completion, or if extra or additional work is done or labor, services, material, fixtures, apparatus or machinery, forms or form work is delivered therefor within 4 months after the completion of such extra or additional work... he or she shall either bring an action to enforce his or her lien therefor or shall file in the office of the recorder of the county in which the building, erection or other improvement to be charged with the lien is situated, a claim for lien...(770 60/7 (a))	...Such claim for lien may be filed at any time after the claimant's contract is made, and as to the owner may be filed at any time after the contract is made and within 2 years after the completion of the contract, or the completion of any extra work or the furnishing of any extra labor, services, material, fixtures, apparatus or machinery, forms or form work thereunder... (770 ILCS 60/7)

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Indiana	Ind. Code §§ 32-28-3-1 et seq.	A contractor, a subcontractor, a mechanic, (etc.)... or any other person performing labor or furnishing materials or machinery, including the leasing of equipment or tools, for (1) the erection, alteration, repair, or removal of (A) a house, mill, manufactory, or other building; or (B) a bridge, reservoir, system of waterworks, or other structure (2) the construction, alteration, repair, or removal of a walk or sidewalk located on the land or bordering the land, a stile, a well, a drain, a drainage ditch, a sewer, or a cistern; or (3) any other earth moving operation; may have a lien as set forth in this section. (IC 32-28-3-1(a))	When the statement and notice of intention to hold a lien is recorded, the lien is created. The recorded lien relates back to the date the mechanic or other person began to perform the labor or furnish the materials or machinery. Except as provided in subsections (c) and (d), a lien created under this chapter has priority over a lien created after it. (IC 32-28-3-5(b))	...a person who wishes to acquire a lien upon property, whether the claim is due or not, must file in duplicate a sworn statement and notice of the person's intention to hold a lien upon the property for the amount of the claim (1) in the recorder's office of the county; and (2) not later than ninety (90) days (sixty (60) days for multi-family dwellings) after performing labor or furnishing materials or machinery... The statement and notice of intention to hold a lien may be verified and filed on behalf of a client by an attorney registered with the clerk of the supreme court as an attorney in good standing under the requirements of the supreme court. (IC 32-28-3-3(a))	A person may enforce a lien by filing a complaint in the circuit or superior court of the county where the real estate or property that is the subject of the lien is situated. The complaint must be filed not later than one (1) year after (1) the date the statement and notice of intention to hold a lien was recorded... (IC 32-28-3-6(a))
Iowa	Iowa Code §§ 572.1 et seq.	Every person who furnishes any material or labor for, or performs any labor upon, any building or land for improvement, alteration, or repair thereof, including those engaged in the construction or repair of any work of internal or external improvement... on any land or lot, by virtue of any contract with the owner, owner-builder, general contractor, or subcontractor shall have a lien upon such building or improvement, and land belonging to the owner on which the same is situated or upon the land (IC 572.2(1))	Mechanics' liens posted by a general contractor or subcontractor within ninety days after the date on which the last of the material was furnished or the last of the claimant's labor was performed and for which notices were properly posted to the mechanics' notice and lien registry internet site... shall be superior to all other liens which may attach to or upon a building or improvement and to the land upon which it is situated, except liens of record prior to the time of the original commencement of the claimant's work or the claimant's improvements... Construction mortgage liens shall be preferred to all mechanics' liens of claimants who commenced their particular work or improvement subsequent to the date of the recording of the construction mortgage lien. (IC 572.18(1) & (2))	A person shall perfect a mechanic's lien by posting to the mechanics' notice and lien registry internet site a verified statement of account of the demand due the person, after allowing all credits, setting forth... The statement of account, shall be posted by a general contractor or subcontractor within two years and ninety days after the date on which the last of the material was furnished or the last day of the labor was performed (IC 572.8(1) and 572.9)	Any action to enforce a mechanic's lien shall be brought within two years from the expiration of ninety days after the date on which the last of the material was furnished or the last of the labor was performed. (IC 572.27)
Kansas	Kan. Stat. Ann. §§ 60-1101 et seq.	Any person furnishing labor, equipment, material, or supplies used or consumed for the improvement of real property, under a contract with the owner or with the trustee, agent or spouse of the owner, shall have a lien upon the property for the labor, equipment, material or supplies furnished at the site of the property subject to the lien, and for the cost of transporting the same. (K.S.A. 60-1101)	The lien shall be preferred to all other liens or encumbrances which are subsequent to the commencement of the furnishing of such labor, equipment, material or supplies by such claimant at the site of the property subject to the lien. (K.S.A. 60-1101)	Any person claiming a lien on real property, under the provisions of K.S.A. 60-1101, and amendments thereto, shall file with the clerk of the district court of the county in which property is located, within four months after the date material, equipment or supplies, used or consumed was last furnished or last labor performed under the contract a verified statement... (K.S.A. 60-1102)	An action to foreclose a lien under (K.S.A 60-1101) shall be brought within one year from the time of filing the lien statement, but if a promissory note has been attached to the lien statement in lieu of an itemized statement, the action shall be commenced within one year from the maturity of said note.

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Kentucky	Ky. Rev. Stat. Ann. §§ 376.010 et seq.	Any person who performs labor or furnishes materials, for the erection, altering, or repairing of a house or other structure or for any fixture or machinery therein... by contract with, or by the written consent of, the owner, contractor, subcontractor, architect, or authorized agent, shall have a lien thereon, and upon the land upon which the improvements were made or on any interest the owner has therein, to secure the amount thereof with interest... (KY. R.S.A. 376.010(1))	The lien on the land or improvements shall be superior to any mortgage or encumbrance created subsequent to the beginning of the labor or the furnishing of the materials, and the lien, if asserted as hereinafter provided, shall relate back and take effect from the time of the commencement of the labor or the furnishing of the materials. (KY. R.S.A. 376.010(1))	Any lien provided for in KRS 376.010 shall be dissolved unless the claimant, within six (6) months after he ceases to labor or furnish materials, files in the office of the county clerk of the county in which the building or improvement is situated a statement of the amount due him, with all just credits and set-offs known to him, together with a description of the property intended to be covered by the lien sufficiently accurate to identify it, the name of the owner, if known, and whether the materials were furnished or the labor performed by contract with the owner or with a contractor or subcontractor. (KY. R.S.A. 376.080(1))	Any lien provided for in KRS 376.010 shall be deemed dissolved unless an action is brought to enforce the lien within twelve (12) months from the day of filing the statement in the clerk's office, as required by KRS 376.080. (KY. R.S.A. 376.090(1))
Louisiana	La. Rev. Stat. Ann. §§ 9:4801 et seq.	The following persons have a privilege on an immovable to secure payment of obligations arising out of a work on the immovable: contractors; subcontractors; laborers or employees of the owner, contractor or subcontractor; material and equipment suppliers; registered or certified surveyors or engineers, or licensed architects, or their professional sub-consultants, employed by the owner, contractor or subcontractor (LA Rev. Stat. §§ 4801-4802)	Mechanic's liens are effective as to third persons from the filing of a notice of contract, start of work or placement of materials, whichever is earliest. (La. Rev. Stat. § 9:4820). The "privileges" conferred upon mechanic's lien claimants pursuant to the provisions of R.S. 9:4801 and 9:4802, once effective, have priority over all matters, except ad valorem taxes, local assessments for public improvements and certain code enforcement-type liens. A mortgagee has priority over mechanic's lien claimants if the mortgage is filed before or within four business days of the filing of a "No Work" affidavit by a licensed surveyor or engineer, which itself must be filed within four business days of its execution. (LA Rev. Stat. §4821) This part is paraphrased for clarity.	The time for filing a statement of claim or privilege to preserve the privilege granted by R.S. 9:4801 and 4802 expires between 30-70 days after the latter of: (a) The filing of a notice of termination of work; or, (b) The substantial completion or abandonment of the work if a notice of termination is not filed. (LA Rev. Stat. §4822). "Work" is defined as a "single, continuous project..." (La. Rev. Stat. § 4808).	The effect of filing for recordation of a statement of claim or privilege and the privilege preserved by it shall cease as to third persons unless a notice of pendency of action in accordance with Article 3752 of the Code of Civil Procedure, identifying the suit required to be filed by R.S. 9:4823 is filed within one year after the date of filing the statement of claim or privilege. (LA Rev. Stat. §4833)
Maine	ME. Rev. Stat. Ann. Tit. 10, §§ 3251 et seq. <i>Provisions governing liens for road work and landscaping are governed by MRSA, Title 10, Sec. 3501</i>	Whoever performs labor or furnishes labor or materials... or supplier of equipment used in erecting, altering, moving or repairing a house, building or appurtenances...including the surveying, clearing, grading, draining, excavating or landscaping of the ground adjacent to and upon which any such objects are constructed... by virtue of a contract with or by consent of the owner, has a lien thereon and on the land on which it stands and on any interest such owner has in the same, to secure payment thereof, with costs. (ME Rev. Stat. §3251)	Any person who is a bona fide purchaser for value... takes title free of the lien described in this chapter unless, before the bona fide purchaser takes title to the premises on which such lien attaches (a) (t)he person performing or furnishing that labor, materials or services either has filed the notice required by section 3253 or has filed a notice in the office of the register of deeds in the county or registry district in which these premises are located... (b) or (i)f an action to enforce the lien has been commenced in accordance with this section, notice has been provided in accordance with section 3261. (ME Rev. Stat. 3255(2))	...The lien under section 3252 is dissolved unless the claimant, within 90 days after ceasing to labor, furnish materials or perform services (f)iles in the office of the register of deeds in the county or registry district in which the building, wharf or pier is situated a true statement of the amount due the claimant, with all just credits given, together with a description of the property intended to be covered by the lien sufficiently accurate to identify it and the names of the owners, if known. And (p)rovides a copy of the statement under paragraph A to the owner or owners by ordinary mail. For purposes of this paragraph, a post office certificate of mailing the notice to the owner is conclusive proof of receipt by the owner. (ME Rev. Stat. §3253)	The liens mentioned in (this) section may be preserved and enforced by action against the debtor and owner of the property affected and all other parties interested therein, filed with the Superior Court or District Court clerk in the county or division where the house, building or appurtenances, wharf, pier or building thereon on which a lien is claimed is situated within 120 days after the last of the labor or services are performed or labor, materials or services are so furnished, except as provided in section 3256. NOTE: An additional 30 day is mandated before the service on the owner if the labor or materials were not contracted for with the property owner. (ME Rev. Stat. §3255(1))

Mechanic's Lien Laws State By State continued

State	M/L Code/ Statute	Authority for Lien	Mechanic's Lien Priority	Filing (Lien) Period	Period to File Action
Maryland	MD. Code Ann., Real Prop. §§ 9-101 et seq.	Every building erected and every building repaired, rebuilt, or improved...is subject to establishment of a lien in accordance with this subtitle for the payment of all debts, without regard to the amount, contracted for work done for or about the building and for materials furnished for or about the building... for use for or about the building or premises. (MD Code Ann. § 9-102)	Once a claim has been established by the proper proceeding, the Mechanic's Lien has the same priority as a judgment lien. All previously filed encumbrances have priority, including a Construction Loan affecting the subject property.	In order to establish a lien under this subtitle, a person entitled to a lien shall file proceedings in the circuit court for the county where the land or any part of the land is located within 180 days after the work has been finished or the materials furnished. (MD Code § 9-105(a))	The right to enforce any lien established under this subtitle expires at the end of one year from the day on which the petition to establish the lien was first filed. (MD Code Ann. § 9-109)
Massachusetts	Mass. Gen. Laws ch. 254, §§ 1 et seq.	A person to whom a debt is due for personal labor performed in the erection, alteration, repair or removal of a building or structure upon land or improvement or alteration to real property, by virtue of an agreement with, or by consent of, the owner of such building or structure...shall, under the provisions of this chapter...have a lien upon such building or structure and upon such interest in such real property, land, building, structure, or improvement owned by the party authorizing or consenting to said work... (MA Gen. laws Title IV, Chap. 254, Section 1)	No lien under section four shall avail against a mortgage actually existing and duly registered or recorded to the extent of the amount actually advanced or unconditionally committed prior to the filing or recording in the registry of deeds of the notice required by section four. (MA Gen. Laws, Title IV, Section 7(c))	A lien upon land for the erection, alteration, repair or removal of a building or other structure or other improvement of real property or for professional services relating thereto...shall be enforced by a civil action brought in the superior court for the county where such land lies or in the district court in the judicial district where such land lies...and (a)n attested copy of the complaint, which shall contain a brief description of the property sufficient to identify it, and a statement of the amount due, shall be filed in the registry of deeds and recorded as provided in section nine within thirty days of the commencement of the action, or such lien shall be dissolved. (MA Gen. Laws, Title IV, Chapter 254, Section 5)	The lien shall be dissolved unless a civil action to enforce it is commenced within ninety days after the filing of the statement required by section eight. (MA Gen. Laws, Title IV, Section 11)
Michigan	M.C.L.A. §§ 570.1101 et seq.	Each contractor, subcontractor, supplier, or laborer who provides an improvement to real property has a construction lien upon the interest of the owner or lessee who contracted for the improvement to the real property under section 108 or 108a, the interest of an owner who has subordinated his or her interest to the mortgage for the improvement of the real property, and the interest of an owner who has required the improvement. A construction lien acquired pursuant to this act shall not exceed the amount of the lien claimant's contract less payments made on the contract. (M.C.L.A. Chapter 570.1107, Section 107(1))	A construction lien arising under this act shall take priority over all other interests, liens, or encumbrances which may attach to the building, structure, or improvement, or upon the real property on which the building, structure, or improvement is erected when the other interests, liens, or encumbrances are recorded subsequent to the first actual physical improvement...A mortgage, lien, encumbrance, or other interest recorded before the first actual physical improvement to real property shall have priority over a construction lien arising under this act. (M.C.L.A. Chapter 570.1119, Section 119(3) & (4))	Notwithstanding section 109, the right of a contractor, subcontractor, laborer, or supplier to a construction lien created by this act shall cease to exist unless, within 90 days after the lien claimant's last furnishing of labor or material for the improvement, pursuant to the lien claimant's contract, a claim of lien is recorded in the office of the register of deeds for each county where the real property to which the improvement was made is located. A claim of lien shall be valid only as to the real property described in the claim of lien and located within the county where the claim of lien has been recorded. (M.C.L.A. Chapter 570.1111 Section 111(1))	Proceedings for the enforcement of a construction lien and the foreclosure of any interests subject to the construction lien shall not be brought later than 1 year after the date the claim of lien was recorded.

Mechanic's Lien Laws State By State continued

State	M/L Code/ Statute	Authority for Lien	Mechanic's Lien Priority	Filing (Lien) Period	Period to File Action
Minnesota	Minn. Stat. §§ 514.01 et seq.	Whoever performs engineering or land surveying services with respect to real estate, or contributes to the improvement of real estate by performing labor, or furnishing skill, material or machinery for any of the purposes hereinafter stated, whether under contract with the owner of such real estate or at the instance of any agent, trustee, contractor or subcontractor of such owner, shall have a lien upon the improvement, and upon the land on which it is situated... (Minn. Stat. 2017 Chap. 414, Sec. 514.01)	All liens, as against the owner of the land, shall attach and take effect from the time the first item of material or labor is furnished upon the premises for the beginning of the improvement, and shall be preferred to any mortgage or other encumbrance not then of record, unless the lienholder had actual notice thereof. As against a bona fide purchaser, mortgagee, or encumbrancer without actual or record notice, no lien shall attach prior to the actual and visible beginning of the improvement on the ground... (Minn. Stat. Chap. 514, Sec 514.05, Subd. 1)	The lien ceases at the end of 120 days after doing the last of the work, or furnishing the last item of skill, material, or machinery, unless within this period: (1) a statement of the claim is filed for record with the county recorder or, if registered land, with the registrar of titles of the county in which the improved premises are situated, or, if the claim is made under section 514.04, with the secretary of state; and (2) a copy of the statement is served personally or by certified mail on the owner or the owner's authorized agent or the person who entered into the contract with the contractor. (Minn. Stat. 2017, Chap. 514, Sec. 514.08, Sub. 1, (1) & (2))	No lien shall be enforced in any case unless the holder thereof shall assert the same, either by filing a complaint or answer with the court administrator, within one year after the date of the last item of the claim as set forth in the recorded lien statement...and, as to a bona fide purchaser, mortgagee, or encumbrancer without notice, the absence from the record of a notice of lis pendens of an action after the expiration of the year in which the lien could be so asserted shall be conclusive evidence that the lien may no longer be enforced... (Minn. Stat. Chap. 514, Sec 514.12, Subd. 3)
Mississippi	Miss. Code Ann. §§ 85-7-403 et seq.	The persons identified in this Section shall each have a special lien on the real estate or other property for which they furnish labor, services or materials... for the improvement of real estate...for which the labor, services or materials are furnished if they are furnished at the instance of the owner, design professional or contractor or a subcontractor having direct privity of contract with a contractor, and shall include the value of work done and labor, services or materials furnished. (Miss. Code Ann. § 85-7-403)	...a construction lien shall have priority over all other liens, deeds of trust, mortgages or encumbrances filed after the date and time of the filing of the notice of lien in the office of the chancery clerk of the county in which the land is located. All liens, deeds of trust, mortgages and encumbrances filed before the date and time of the filing of the notice of construction lien shall have priority over the construction lien, whether the work secured by the lien was performed before or after the filing of the lien. However, a construction lien is subordinate to a construction mortgage only if the construction mortgage is filed in the land records before a notice of a claim of lien is filed and the mortgagee has obtained a "No Work" affidavit from the owner. (Miss. Code Ann. § 85-7-405 (b) and (c))	To make good a lien created in Section 85-7-403(1), it must be created and declared in accordance with the following provisions, (b) The filing for record of the claim of lien in the office of the clerk of the chancery court of the county where the property is located within ninety (90) days after the claimant's last work performed, labor, services or materials provided, the furnishing of architectural services, or the furnishing or performing of surveying or engineering services (Miss. Code Ann. § 85-7-405(1)(b))	Failure of a lien claimant to commence a payment action to collect the amount of his or her claim within one hundred eighty (180) days from the date of filing the lien renders the claim of lien unenforceable. (Miss. Code Ann. § 85-7-421 (1))
Missouri	Mo. Rev. Stat. §§ 429.010 et. seq.	Any person who shall do or perform any work or labor upon land... or furnish any material... for any building, erection or improvements upon land, or for repairing, grading, excavating, or filling of the same... by virtue of any contract with the owner or proprietor thereof, or his or her agent... upon complying with the provisions of sections 429.010 to 429.340, shall have for his or her work or labor done... a lien upon such building, erection or improvements, and upon the land belonging to such owner or proprietor on which the same are situated... (RSMo 429.010(1))	The lien for the things aforesaid, or work, shall attach to the buildings, erections or improvements for which they were furnished or the work was done, in preference to any prior lien or encumbrance or mortgage upon the land upon which said buildings, erections, improvements or machinery have been erected or put... (RSMo 429.050) The lien for work and materials as aforesaid shall be preferred to all other encumbrances which may be attached to or upon such buildings, bridges or other improvements, or the ground, or either of them, subsequent to the commencement of such buildings or improvements. (RSMo 429.060)	In post construction/improvement sale transactions, a Notice of Rights must be recorded by the lien claimant in the office of the Recorder of Deeds, not less than five (5) days prior to the date of closing stated in the Notice of Intended Sale recorded by property owner. Subsequent to that filing, the lien claimant has six (6) months to file his claim with the clerk of the circuit court in the proper jurisdiction. (RSMo 429.080) NOTE: Filing requirements and lien periods are different for residential versus non-residential property and for improvements versus demolition or material supply - review the Revised Statutes of Missouri Section 429 closely.	All actions under sections 429.010 to 429.340 shall be commenced within six months after filing the lien, and prosecuted without unnecessary delay to final judgment; and no lien shall continue to exist by virtue of the provisions of said sections, for more than six months after the lien shall be filed, unless within that time an action shall be instituted thereon, as herein prescribed. (RSMo 429.170)

Mechanic's Lien Laws State By State continued

State	M/L Code/ Statute	Authority for Lien	Mechanic's Lien Priority	Filing (Lien) Period	Period to File Action
Montana	Mont. Code Ann. §§ 71-3-521 et seq.	A person who furnishes services or materials pursuant to a real estate improvement contract may claim a construction lien, only to the extent provided in this part, to secure the payment of the person's contract price. (MCA 71-3-523)	(1) A construction lien arising under this part has priority over any other interest, lien, mortgage, or encumbrance that may attach to the building, structure, or improvement or on the real property on which the building, structure, or improvement is located and that is filed after the construction lien attaches. (2) An interest, lien, mortgage, or encumbrance that is filed before the construction lien attaches has priority over a construction lien arising under this part, except as provided in subsections (3) and (4). (3) A construction lien has priority, to the extent of the value of the work or improvement that is severable, over an interest, lien, mortgage, or encumbrance that is filed before the construction lien attaches. If the work or improvement may be removed without harm to the rest of the real property, the lienholder may have the value determined, the work or improvement sold separately on foreclosure, and the proceeds delivered to the lienholder to satisfy the construction lien. (4) A construction lien has priority over any interest, lien, mortgage, or encumbrance that is filed before the construction lien attaches if that interest, lien, mortgage, or encumbrance was taken to secure advances made for the purpose of paying for the particular real estate improvement to which the lien was attached. (MCA 71-3-542)	A person's lien does not attach and may not be enforced unless, after entering into the contract under which the lien arises, the person has filed a lien not later than 90 days after: (a) the person's final furnishing of services or materials; or (b) the owner files a notice of completion pursuant to 71-3-533. (MCA 71-3-535)	All actions under this part must be commenced within 2 years from the date of the filing of the lien. (MCA 71-3-562)
Nebraska	Neb. Rev. Stat. §§ 52-125 et seq.	A person who furnishes services or materials pursuant to a real estate improvement contract has a construction lien, only to the extent provided in the Nebraska Construction Lien Act, to secure the payment of his or her contract price. (Neb. Rev. Stat. 52-131 (1))	Priority is established from the date of the property owner filing a Notice of Commencement or, if no such Notice is recorded, the lien attaches at the earlier of visible commencement of the improvement or the recording of the lien (N.R.S. 52-137) A construction lien has priority over adverse claims against the real estate as if the construction-lien claimant were a purchaser for value without knowledge who had recorded at the time his or her lien attached. (N.R.S. 52-139(1))	A claimant's lien does not attach and may not be enforced unless, after entering into the contract under which the lien arises and not later than one hundred twenty days after his or her final furnishing of services or materials, he or she has recorded a lien. (N.R.S. 52-137 (1))	A lien that has become enforceable as provided in sections 52-125 to 52-159 continues enforceable for two years after recording of the lien. (N.R.S. 52-140 (1))
Nevada	Nev. Rev. Stat. §§ 108.221 et seq.	Except as otherwise provided in subsection 2 (mandatory licensing requirement), a lien claimant has a lien upon the property, any improvements for which the work, materials and equipment were furnished or to be furnished... (N.R.S. 108.222(1))	The liens provided for in this section are preferred to (a) Any lien, mortgage or other encumbrance which may have attached to the property after the commencement of construction of a work of improvement. (b) Any lien, mortgage or other encumbrance of which the lien claimant had no notice and which was unrecorded against the property at the commencement of construction of a work of improvement... (N.R.S. 108.225(1))	... a lien claimant must record a notice of lien in the office of the county recorder of the county where the property or some part thereof is located... (A) Within 90 days after the date on which the latest of the following occurs: (1) The completion of the work of improvement; (2) The last delivery of material or furnishing of equipment by the lien claimant for the work of improvement; or (3) The last performance of work by the lien claimant for the work of improvement; or (B) Within 40 days after the recording of a valid notice of completion, if the notice of completion is recorded and served in the manner required pursuant to NRS 108.228... (NRS 108.226 (1))	A lien provided for in [this section] , must not bind the property subject to the lien for a period longer than 6 months after the date on which the notice of lien was recorded, unless... (a) Proceedings are commenced in a proper court within that time to enforce the same... (NRS 108.233(1)(a))

Mechanic's Lien Laws State By State continued

State	M/L Code/ Statute	Authority for Lien	Mechanic's Lien Priority	Filing (Lien) Period	Period to File Action
New Hampshire	N.H. Rev. Stat. Ann. §§ 447:1 et seq.	If any person shall perform labor, provide professional design services, or furnish materials to the amount of \$15 or more for erecting or repairing a house or other building or appurtenances... or for consumption or use in the prosecution of such work, other than for a municipality, by virtue of a contract with the owner thereof, he or she shall have a lien on any material so furnished and on said structure, and on any right of the owner to the lot of land on which it stands. (N.H.R.S. 447:2(l))	Such attachment (See N.H.R.S. 447:10) shall have precedence and priority over any construction mortgage. (N.H.R.S. 447:12-a)	The lien created by [this section], shall continue for 120 days after the services are performed, or the materials, supplies or other things are furnished, unless payment therefor is previously made, and shall take precedence of all prior claims except liens on account of taxes. (N.H.R.S. 447:9) Any such lien may be secured by attachment of the property upon which it exists at any time while the lien continues, the writ and return thereon distinctly expressing that purpose. (N.H.R.S. 447:10)	Said claimant shall, within one year after filing such claim, file a petition in the superior court for the county within which the contract shall be principally performed to enforce his claim or intervene in a petition already filed, with copy to the principal and surety, and such further notice as the court may order. (N.H.R.S. 447:18)
New Jersey	N.J. Stat. Ann. §§ 2A:44A-1 et seq.	Any contractor, subcontractor or supplier who provides work, services, material or equipment pursuant to a contract, shall be entitled to a lien for the value of the work or services performed, or materials or equipment furnished in accordance with the contract and based upon the contract price, subject to sections 6, 9, and 10 of P.L.1993, c.318 (C.2A:44A-6, 2A:44A-9 and 2A:44A-10). The lien shall attach to the interest of the owner or unit owner of the real property development, or be filed against the community association, in accordance with this section. (N.J.Stat. 2A:44A-3(a))	A lien claim (on residential property) validly filed under this act shall have priority over a prior conveyance, lease or mortgage of an interest in real property to which improvements have been made, only if a Notice of Unpaid Balance and Right to File Lien is filed before the recording or lodging for record of a recordable document evidencing that conveyance, lease or mortgage. (N.J.Stat. 2A:44A-20 (b)) NOTE: See N.J. Stat. 2A:44A-22 for clarification of lien priority in regard to mortgages for construction loans.	As a condition precedent to the filing of any lien arising under a residential construction contract, a lien claimant shall first file a Notice of Unpaid Balance and Right to File Lien by lodging for record the Notice within 60 days following the last date that work, services, material or equipment were provided for which payment is claimed in accordance with subsection b. of section 20 of P.L.1993, c.318 (C.2A:44A-20), and comply with the remainder of this section. (N.J.Stat. 2A:44A-21(b.)(1))	Subject to the requirements of section 14 of P.L.1993, c.318 (C.2A:44A-14), and in the case of lien claims arising from residential construction contracts the additional requirements of sections 20 and 21 of P.L.1993, c.318 (C.2A:44A-20 and 2A:44A-21), a lien claim arising under P.L.1993, c.318 (C.2A:44A-1 et al.) shall be enforced by a suit commenced in the Superior Court within one year of the date of the last provision of work, services, material or equipment, payment for which the lien claim was filed. Venue shall be laid in the county in which the real property affected by the lien claim is located. (N.J.Stat. 2A:44A-24.1(a))
New Mexico	N.M. Stat. Ann. §§ 48-2-1 et seq.	Every person performing labor upon, providing or hauling equipment, tools or machinery for or furnishing materials to be used in the construction, alteration or repair... has a lien upon the same for the work or labor done, for the specific contract or agreed upon... (N.M Stat. 48-2-2)	The liens provided for in Sections 48-2-1 through 48-2-17 NMSA 1978 are preferred to any lien, mortgage or other encumbrance which may have attached subsequent to the time when the building, improvement or structure was commenced, work done or materials were commenced to be furnished; also to any lien, mortgage or other encumbrance of which the lienholder had no notice and which was unrecorded at the time the building, improvement or structure was commenced, work done or the materials were commenced to be furnished. (N.M.Stat. 48-2-5(A))	Every original contractor, within one hundred and twenty days after the completion of his contract, and every person, except the original contractor, desiring to claim a lien pursuant to Sections 48-2-1 through 48-2-19 NMSA 1978, must, within ninety days after the completion... file for record with the county clerk of the county in which such property or some part thereof is situated, a claim containing a statement of his demands, after deducting all just credits and offsets. (N.M.Stat. 48-2-6)	No lien provided for in Sections 48-2-1 through 48-2-17 NMSA 1978 remains valid for a longer period than two years after the claim of lien has been filed unless proceedings have been commenced in a court of competent jurisdiction or in binding arbitration within that time to enforce the lien. (N.M.Stat. 48-2-10)

Mechanic's Lien Laws State By State continued

State	M/L Code/ Statute	Authority for Lien	Mechanic's Lien Priority	Filing (Lien) Period	Period to File Action
New York	N.Y. Lien Law §§ 1 et seq.	A contractor, subcontractor, laborer, materialman...who performs labor or furnishes materials for the improvement of real property with the consent or at the request of the owner thereof...shall have a lien for the principal and interest, of the value, or the agreed price, of such labor, including benefits and wage supplements due or payable for the benefit of any laborer, or materials upon the real property improved or to be improved and upon such improvement, from the time of filing a notice of such lien as prescribed in this chapter. (New York Consolidated Laws, Lien Law - LIE § 3.)	A lien for materials furnished or labor performed in the improvement of real property shall have priority over a conveyance, mortgage, judgment or other claim against such property not recorded, docketed or filed at the time of the filing of the notice of such lien... (New York Consolidated Laws, Lien Law - LIE § 13.1)	Notice of lien may be filed at any time during the progress of the work and the furnishing of the materials, or, within 4 months after the completion for non-residential projects or 8 months on residential projects, after the completion of the contract, or the final performance of the work, or the final furnishing of the materials, dating from the last item of work performed or materials furnished; provided, however, that where the improvement is related to real property improved or to be improved with a single family dwelling, the notice of lien may be filed at any time during the progress of the work and the furnishing of the materials, or, within four months after the completion of the contract, or the final performance of the work, or the final furnishing of the materials, dating from the last item of work performed or materials furnished... (New York Consolidated Laws, Lien Law - LIE § 10.1)	No lien specified in this article shall be a lien for a longer period than one year after the notice of lien has been filed (except for non-residential project, where a lien may be refiled), unless within that time an action is commenced to foreclose the lien, and a notice of the pendency of such action, whether in a court of record or in a court not of record, is filed with the county clerk of the county in which the notice of lien is filed... or unless an extension to such lien, except for a lien on real property improved or to be improved with a single family dwelling, is filed with the county clerk of the county in which the notice of lien is filed within one year from the filing of the original notice of lien, continuing such lien and such lien shall be re-docketed as of the date of filing such extension... A lien on real property improved or to be improved with a single family dwelling may only be extended by an order of a court of record, or a judge or justice thereof... (New York Consolidated Laws, Lien Law - LIE § 17)
North Carolina	N.C. Gen. Stat. §§ 44A-7 et seq.	Any person who performs or furnishes labor or professional design or surveying services or furnishes materials or furnishes rental equipment pursuant to a contract, either express or implied, with the owner of real property for the making of an improvement thereon shall, upon complying with the provisions of this Article, have a right to file a claim of lien on real property on the real property to secure payment of all debts owing for labor done or professional design or surveying services or material furnished or equipment rented pursuant to the contract. (N.C.G.S. § 44A-8)	A claim of lien on real property granted by this Article shall relate to and take effect from the time of the first furnishing of labor or materials at the site of the improvement by the person claiming the claim of lien on real property. (N.C.G.S. § 44A-10)	Claims of lien on real property may be filed at any time after the maturity of the obligation secured thereby but not later than 120 days after the last furnishing of labor or materials at the site of the improvement by the person claiming the lien. (N.C.G.S. § 44A-12(b))	An action to enforce a claim of lien on real property may be commenced in any county where venue is otherwise proper. No such action may be commenced later than 180 days after the last furnishing of labor or materials at the site of the improvement by the person claiming the claim of lien on real property. (N.C.G.S. § 44A-13(a))
North Dakota	N.D. Cent. Code §§ 35-27-01 et seq.	Any person that improves real estate, whether under contract with the owner of such real estate or under contract with any agent, trustee, contractor, or subcontractor of the owner, has a lien upon the improvement and upon the land on which the improvement is situated or to which the improvement may be removed for the price or value of such contribution... (N.D.C.C. 35-27-02)	All construction liens are preferred to any mortgage or other encumbrance not then of record, unless the lienholder had actual notice thereof. (N.D.C.C. 35-27-03) As against a mortgage given in good faith for the purpose of providing funds for the payment of materials or labor for the improvement, a lien may not be preferred even though such mortgage is recorded after the time the first item of material or labor is furnished upon the premises, or after the actual visible beginning of the improvement unless the person furnishing such labor, skill, or material for such improvement, before the recording of such mortgage, files for record a construction lien. (N.D.C.C. 35-27-04)	Every person desiring to perfect the person's lien shall record with the recorder of the county in which the property to be charged with the lien is situated, within ninety days after all the person's contribution is done, and having complied with the provisions of this chapter, a lien describing the property and stating the amount due, the dates of the first and last contribution, and the person with which the claimant contracted. (N.D.C.C. 35-27-13) A failure to file within ninety days does not defeat the lien except as against purchasers or encumbrancers in good faith and for value whose rights accrue before the lien is filed, and as against the owner to the extent of the amount paid to a contractor before the recording of the lien. A lien may not be filed more than three years after the date of the first item of material is furnished. (N.D.C.C. 35-27-14)	...A lien is not valid, effective, nor enforceable, unless the lienor commences an action and records with the county recorder a lis pendens within three years after the date of recording of the lien. If a lis pendens is not recorded within the limitations provided by this section, the lien is deemed satisfied. (N.D.C.C. 35-17-25)

Mechanic's Lien Laws State By State continued

State	M/L Code/ Statute	Authority for Lien	Mechanic's Lien Priority	Filing (Lien) Period	Period to File Action
Ohio	Ohio Rev. Code Ann. §§ 1311.01 et seq.	Every person who performs work or labor upon or furnishes material in furtherance of any improvement undertaken by virtue of a contract, express or implied, with the owner... has a lien to secure the payment therefor upon the improvement and all interests that the owner, part owner, or lessee may have or subsequently acquire in the land or leasehold to which the improvement was made or removed. (Ohio Rev. Code 1311.02)	All liens under (this)section...for labor or work performed or materials furnished to the same improvement prior to the recording of the notice of commencement ...are effective from the date the first visible work or labor is performed or the first materials are furnished by the first original contractor, subcontractor, material supplier, or laborer to work, labor on, or provide materials to the improvement. (Ohio Rev. Code 1311.13 (A)(1)) The liens shall be preferred to all other titles, liens, or encumbrances which may attach to or upon such improvements...recorded subsequent to the recording of the notice of commencement. (Ohio Rev. Code 1311.13 (F))	(B) The (mechanic's lien) affidavit shall be filed within...the following period...: (1) If the lien arises in connection with a one- or two-family dwelling or in connection with a residential unit of condominium property as defined in Chapter 5311. of the Revised Code, within sixty days from the date on which the last labor or work was performed or material was furnished by the person claiming the lien;... (Ohio Revised Code 1311.06)	Liens under (these)sections ... continue in force for six years after an affidavit is filed in the office of the county recorder under section 1311.06 of the Revised Code. If an action is brought to enforce the lien within that time, the lien continues in force until final adjudication thereof. (Ohio Rev. Code 1311.13(C))
Oklahoma	Okla. Stat. Title. 42, §§ 141 et seq.	Any person who shall, under oral or written contract with the owner of any tract or piece of land, perform labor, furnish material or lease or rent equipment used on said land for the erection, alteration or repair of any building, improvement or structure thereon or perform labor in putting up any fixtures, machinery in, or attachment... shall have a lien upon the whole of said tract or piece of land, the buildings and appurtenances in an amount inclusive of all sums owed to the person at the time of the lien filing, including, without limitation, applicable profit and overhead costs. (Okla. Stat. §42-141) OK has two sets of rules, one for claimants that are contracted directly with the owner and those who contract with others. (Okla Stat. Sections 42-141 vs. 42-143)	Such liens shall be preferred to all other liens or encumbrances which may attach to or upon such land, buildings or improvements or either of them subsequent to the commencement of such building, the furnishing or putting up of such fixtures... subsequent to the date of the furnishing of the first item of material or the date of the performance of the first labor or the first use of the rental equipment on said land. (Okla. Stat. §42-141) A person who doesn't contract directly with the property owner nevertheless has the same type of lien rights as the original contractor. (Okla. Stat. Sect. 42-143)	Any person claiming a lien...shall file in the office of the county clerk of the county in which the land is situated a statement setting forth the amount claimed and the items thereof as nearly as practicable, the names of the owner, the contractor, the claimant, and a legal description of the property subject to the lien, verified by affidavit. Such statement shall be filed within four (4) months after the date upon which material or equipment used on said land was last furnished or labor last performed under contract...(Okla. Stat. §42-142) Sub-contractors must file a pre-lien notice within 75 days of their service and must file a lien claim within 90 days of completion of his work, (Okla. Stat. Sect. 42-143.1)	Any lien provided for by this chapter may be enforced by civil action in the district court of the county in which the land is situated, and such action shall be brought within one (1) year from the time of the filing of said lien with the county clerk. (Okla. Stat. §42-172)
Oregon	Or. Rev. Stat. §§ 87.001 et seq.	Any person performing labor upon, transporting or furnishing any material to be used in, or renting equipment used in the construction of any improvement shall have a lien upon the improvement for the labor, transportation or material furnished or equipment rented at the instance of the owner of the improvement or the construction agent of the owner. (2015 ORS 87.010(1) *See ORS 87.010(2)-(6) for other person who have a lien upon the land and/ or improvements.	(1) A lien created under ORS 87.010(2) or (6) and perfected under ORS 87.035, upon any lot or parcel of land shall be preferred to any lien, mortgage or other encumbrance which attached to the land after or was unrecorded at the time of commencement of the improvement. (2) ...a lien created under ORS 87.010(1), (4) or (5) and perfected under ORS 87.035, upon any improvement shall be preferred to all prior liens, mortgages or other encumbrances upon the land upon which the improvement was constructed. (2015 ORS 87.025(1) and (2)) *See ORS 87.025(3)-(7) for additional priority provisions.	Every person claiming a lien created under...shall perfect the lien not later than 75 days after the person has ceased to provide labor, rent equipment or furnish materials or 75 days after completion of construction, whichever is earlier...A lien...shall be perfected by filing a claim of lien with the recording officer of the county or counties in which the improvement, or some part thereof, is situated.(2015 ORS 87.035(1) and(2))	No lien created under ORS 87.010 shall bind any improvement for a longer period than 120 days after the claim of lien is filed unless suit is brought in a proper court within that time to enforce the lien, or if extended payment is provided and the terms thereof are stated in the claim of lien, then 120 days after the expiration of such extended payment, but no lien shall be continued in force for a longer time than two years from the time the claim of lien is filed... (2015 ORS 87.055)

Mechanic's Lien Laws State By State continued

State	M/L Code/ Statute	Authority for Lien	Mechanic's Lien Priority	Filing (Lien) Period	Period to File Action
Pennsylvania	49 Pa. Cons. Stat. §§ 1101 et seq.	...every improvement and the estate or title of the owner in the property shall be subject to a lien, to be perfected as herein provided, for the payment of all debts due by the owner to the contractor or by the contractor to any of his subcontractors for labor or materials furnished in the erection or construction, or the alteration or repair of the improvement, provided that the amount of the claim, other than amounts determined by apportionment under section 306(b) of this act, shall exceed five hundred dollars (\$500)...(49 P.S. § 1301)	The lien of a claim filed under this act shall take effect and have priority... in the case of the erection or construction of an improvement, as of the date of the visible commencement upon the ground of the work of erecting or constructing the improvement...in the case of the alteration or repair of an improvement, as of the date of the filing of the claim...(except as to a)...purchase money mortgage as defined in 42 Pa.C.S. § 8141(1) (relating to time from which liens have priority)...(and)...an open-end mortgage as defined in 42 Pa.C.S. § 8143(f) (relating to open-end mortgages), where at least sixty percent (60%) of the proceeds are intended to pay or are used to pay all or part of the costs of construction.(49 P.S. § 1508)	To perfect a lien, every claimant must file a claim with the prothonotary as provided by this act within six (6) months after the completion of his work...(49 P.S. § 1502)	An action to obtain judgment upon a claim filed shall be commenced within two (2) years from the date of filing unless the time be extended in writing by the owner. (49 P.S. § 1701(b))
Rhode Island	R.I. Gen. Laws §§ 34-28-1 et seq.	Whenever any building, canal, turnpike, railroad, or other improvement shall be constructed, erected, altered, or repaired by...contract with...the owner, the owner being at the time the owner of the land on which the improvement is located...the building, canal, turnpike, railroad, or other improvement, together with the land, is hereby made liable and shall stand subject to liens for all the work done by any person in the construction, erection, alteration, or reparation of such building, canal, turnpike, railroad, or other improvement, and for the materials used in the construction, erection, alteration, or reparation thereof, which have been furnished by any person...(R.I. Gen Laws § 34-28-1(a))	...the priority of persons mailing and filing notices of intention under (this section) shall date from the date of the filing; the lien of the persons shall be senior to any subsequently recorded title, claim, lease, mortgage, attachment, or other lien or encumbrance (except as stated herein), and the lien of such persons shall be junior to any prior recorded title, claim, lease, mortgage, attachment, or other lien or encumbrance...(R.I. Gen Laws 34-28-25(a)(2))	A notice of lien recorded in the land evidence records...shall be effective for two hundred (200) days prior to the date of filing.(R.I. Gen Laws § 34-28-9)	Any and all liens under the provisions of (this section), regardless of the mailing and filing of a notice of intention under § 34-28-4 or any exemption therefrom, shall be void and wholly lost to any person claiming a lien under those sections, unless the person shall file a complaint to enforce the lien...in the superior court for the county in which is situated the land upon which the building, canal, turnpike, railroad, or other improvement is being or has been constructed, erected, altered, or repaired, and unless such person shall also file in the records of land evidence in the city or town in which such land is located a notice of lis pendens...(R.I. Gen Laws § 34-28-10 (a))
South Carolina	S.C. Code Ann. §§ 29-5-10 et seq.	A person to whom a debt is due for labor performed or furnished or for materials furnished and actually used in the erection, alteration, or repair of a building or structure upon real estate or the boring and equipping of wells, by virtue of an agreement with, or by consent of, the owner of the building or structure...shall have a lien upon the building or structure and upon the interest of the owner of the building or structure in the lot of land upon which it is situated to secure the payment of the debt due to him (S.C. Code Ann. SECTION 29-5-10 (a))	Except as otherwise provided in Section 29-3-50, a lien claimed by any mechanic or materialman furnishing labor, services, or material is not enforceable against any mortgage recorded before the filing of the notice pursuant to Section 29-5-90 setting forth the statement of account upon which the lien is based. (S.C. Code Ann. SECTION 29-5-70)	Such a lien shall be dissolved unless the person desiring to avail himself thereof, within ninety days after he ceases to labor on or furnish labor or materials for such building or structure, serves upon the owner...and files in the office of the register of deeds or clerk of court of the county in which the building or structure is situated a statement of a just and true account of the amount due him, with all just credits given, together with a description of the property intended to be covered by the lien sufficiently accurate for identification...(S.C. Code Ann. SECTION 29-5-90)	Unless a suit for enforcing the lien is commenced and notice of pendency of the action is filed within six months after the person desiring to avail himself of it ceases to labor on or furnish labor or material for the building or structure, the lien must be dissolved.(S.C. Code Ann. SECTION 29-5-120 (A))

Mechanic's Lien Laws State By State continued

State	M/L Code/ Statute	Authority for Lien	Mechanic's Lien Priority	Filing (Lien) Period	Period to File Action
South Dakota	S.D. Codified Laws §§ 44-9-1 et seq.	Whoever shall, at the request of the owner or the duly authorized agent or representative of the owner, or of any contractor or subcontractor, furnish skill, labor, services, including light, power, or water, equipment, or materials for the improvement, development, or operation of property as hereinafter specified, shall have a first lien thereon and the appurtenances thereto...(S.D. Codified Laws 44-9-1)	Such lien as against the owner of the property shall attach and take effect from the time the first item of material or labor is furnished upon the premises by the lien claimant, and shall be preferred to any mortgage or other encumbrance not then of record, unless the lien holder had actual notice thereof.(S.D. Codified Laws 44-9-7)	The lien shall cease at the end of one hundred twenty days after doing the last of such work, or furnishing the last item of such skill, services, material, or machinery, unless within such period a statement of the claim therefor be filed with the register of deeds of the county in which the improved premises are situated, or of the county to which such county is attached for judicial purposes, or if the claim be under the provisions of subdivision 44-9-1(2), with the secretary of state. (S.D. Codified Laws 44-9-15)	No lien may be enforced in any case unless the holder of the lien asserts the lien, either by complaint or answer, within six years after the date of the last item of the lien holder's claim as set forth in the filed and entered lien statement. No person is bound by the judgment in the action unless the person is made a party to the action within the six-year period. (S.D. Codified Laws 44-9-24)
Tennessee	Tenn. Code Ann. 66-11-101 et seq.	There shall be a lien on any lot or tract of real property upon which an improvement has been made by a prime contractor or any remote contractor; provided, that the lienor has complied with title 62, chapter 6. If the lienor has not fully complied with title 62, chapter 6, no lien is established by this chapter. The lien shall secure the contract price. (TN Code § 66-11-102(a) (2016))	The lien provided by this chapter shall attach and take effect from the time of the visible commencement of operations, excluding however, demolition, surveying, excavating, clearing, filling or grading, placement of sewer or drainage lines, or other utility lines or work preparatory therefor, erection of temporary security fencing and the delivery of materials therefor. (TN Code § 66-11-104(a)(2016))	In order to preserve the priority of the lien provided by this chapter as of the date of its attachment, as concerns subsequent purchasers or encumbrancers for a valuable consideration without notice of the lien...is required to record in the office of the register of deeds of the county where the real property, or any part affected, lies, a sworn statement of the amount for, and a reasonably certain description of the real property on, which the lien is claimed... Recordation is required to be done no later than ninety (90) days after the date the improvement is complete or is abandoned, prior to which time the lien shall be effective as against the purchasers or encumbrancers without the recordation...(TN Code § 66-11-112(a)(2016))	A prime contractor's lien shall continue for one (1) year after the date the improvement is complete or is abandoned, and until the final decision of any suit properly brought within that time for its enforcement.(TN Code § 66-11-106 (2016)) All other contractors or sub-contractors have 90 days to file their action.
Texas	Tex. Prop. Code §§ 53.001 et seq.; Texas Constitution - Article XVI, Section 37	A person has a lien if the person labors, specially fabricates material, or furnishes labor or materials for construction or repair in this state of a house, building, or improvement...a levee or embankment to be erected for the reclamation of overflow land along a river or creek; or a railroad; and the person labors, specially fabricates the material, or furnishes the labor or materials under or by virtue of a contract with the owner or the owner's agent, trustee, receiver, contractor, or subcontractor. (TX Prop. Code Sec. 53.021 (a)) Texas also provides that all claimants who contract directly with the owner of the property have a constitutional lien which does not require recording in order to be effective.	Except as provided by this section, a mechanic's lien attaches to the house, building, improvements, or railroad property in preference to any prior lien, encumbrance, or mortgage on the land on which it is located, and the person enforcing the lien may have the house, building, improvement, or any piece of the railroad property sold separately. The mechanic's lien does not affect any lien, encumbrance, or mortgage on the land or improvement at the time of the inception of the mechanic's lien, and the holder of the lien, encumbrance, or mortgage need not be made a party to a suit to foreclose the mechanic's lien. (TX Prop. Code Sec. 53.123)	A person claiming a lien arising from a residential construction project must file an affidavit with the county clerk of the county in which the property is located not later than the 15th day of the third calendar month after the day on which the indebtedness accrues...The county clerk shall record the affidavit in records kept for that purpose and shall index and cross-index the affidavit in the names of the claimant, the original contractor, and the owner. Failure of the county clerk to properly record or index a filed affidavit does not invalidate the lien. (TX Prop. Code Sec. 53.052 (b) and (c)) TX Constitutional lies do not require filing notice. Lack of notice on constitutional liens does not affect or waive the lien.	...suit must be brought to foreclose the lien within two years after the last day a claimant may file the lien affidavit under Section 53.052 or within one year after completion, termination, or abandonment of the work under the original contract under which the lien is claimed, whichever is later. For a claim arising from a residential construction project, suit must be brought to foreclose the lien within one year after the last day a claimant may file a lien affidavit under Section 53.052 or within one year after completion, termination, or abandonment of the work under the original contract under which the lien is claimed, whichever is later. (TX Prop. Code Sec. 53.158) TX Constitutional liens have 4 years to file a suit to foreclose.

Mechanic's Lien Laws State By State continued

State	M/L Code/ Statute	Authority for Lien	Mechanic's Lien Priority	Filing (Lien) Period	Period to File Action
Utah	Utah Code Ann. §§ 38-1a-101 et seq.	Except as provided (in the Residence Lien Restriction and Lien Recovery Fund Act – Utah Code) Section 38-11-107, a person who provides preconstruction service or construction work on or for a project property has a lien on the project property for the reasonable value of the preconstruction service or construction work, respectively, as provided in this chapter. (Utah Code 38.1a-301(1))	A construction lien relates back to, and takes effect as of, the time of the first preliminary notice filing (See Utah Code 38-1a-501)...a construction lien has priority over...any lien, mortgage, or other encumbrance that attaches after the first preliminary notice filing; and...any lien, mortgage, or other encumbrance of which the claimant had no notice and which was unrecorded at the time of the first preliminary notice filing...(Except) a recorded mortgage or trust deed that secures a construction loan attaches immediately before the first preliminary notice filing for the construction project if each claimant that has a preliminary notice on file on the construction project before the mortgage or trust deed was recorded receives full payment for all the construction work the claimant performed before the mortgage or trust deed was recorded, regardless of whether the claimant receives full payment before or after the day on which the mortgage or trust deed is recorded. (Utah Code Section 38-1a-503)	A person who desires to claim a construction lien shall submit for recording in the office of each applicable county recorder a notice of construction lien no later than...180 days after the date on which final completion of the original contract occurs, if no notice of completion is filed under Section 38-1a-507 or 90 days after the date on which a notice of completion is filed under Section 38-1a-507, but not later than 180 days after the date on which final completion of the original contract occurs. (Utah Code 38-1a-502 (1) (a))	In order to enforce a preconstruction lien or construction lien, a claimant shall file an action to enforce the lien...within 180 days after the day on which the claimant files...a notice of preconstruction lien under Section 38-1a-402, for a preconstruction lien; or a notice of construction lien under Section 38-1a-502, for a construction lien. If an owner files for protection under the bankruptcy laws of the United States before the expiration of the 180-day period (shown above), within 90 days after the automatic stay under the bankruptcy proceeding is lifted or expires. (Utah Code Section 38-1a-701(2))
Vermont	Vt. Stat. Ann. tit. 9, §§ 1921 et seq.	When a contract or agreement is made, whether in writing or not, for erecting, repairing, moving, or altering improvements to real property or for furnishing labor or material therefor, the person proceeding in pursuance of such contract or agreement shall have a lien upon such improvements and the lot of land on which the same stand to secure the payment of the same. (9 V.S.A. § 1921(a))	A lien under this section shall not take precedence over a deed or other conveyance to the extent that consideration therefor has been paid in good faith before record of such lien. Such lien shall not take precedence over a mortgage given by the owner thereof upon such building, property, or improvements and the lot of land on which the same stand, as security for the payment of money loaned and to be used by such owner in payment of the expenses of the same, if such mortgage is recorded before such lien is filed in the office of the town clerk as hereinafter provided...(9 V.S.A. § 1921(d))	A lien herein provided for shall not continue in force for more than 180 days from the time when payment became due for the last of such labor performed or materials furnished unless a notice of such lien is filed in the office of the town clerk as hereinafter provided. (9 V.S.A. § 1921(c))	Within 180 days from the time of filing such memorandum, if such payment is due at the time of such filing and within 180 days from the time such payment becomes due, if not due at the time of such filing, such person may commence his or her action for the same and cause such real estate or other property to be attached thereon. If he or she obtains judgment in the action, the record of such judgment shall contain a brief statement of the contract upon which the same is founded.(9 V.S.A. § 1924)
Virginia	Va. Code ann. §§ 43-1 et seq.	All persons performing labor or furnishing materials of the value of \$150 or more, including the reasonable rental or use value of equipment, for the construction, removal, repair or improvement of any building or structure permanently annexed to the freehold, and all persons performing any labor or furnishing materials of like value for the construction of any railroad, shall have a lien, if perfected as hereinafter provided, upon such building or structure, and so much land therewith as shall be necessary for the convenient use and enjoyment thereof, and upon such railroad and franchises for the work done and materials furnished...(VA Code § 43-3 (A.))	No lien or encumbrance upon the land created before the work was commenced or materials furnished shall operate upon the building or structure erected thereon, or materials furnished for and used in the same, until the lien in favor of the person doing the work or furnishing the materials shall have been satisfied; nor shall any lien or encumbrance upon the land created after the work was commenced or materials furnished operate on the land, or such building or structure, until the lien in favor of the person doing the work or furnishing the materials shall have been satisfied. (VA Code § 43-21)	A general contractor, or any other lien claimant under §§ 43-7 and 43-9, in order to perfect the lien given by § 43-3, provided such lien has not been barred by § 43-4.01 C, shall file a memorandum of lien at any time after the work is commenced or material furnished, but not later than 90 days from the last day of the month in which he last performs labor or furnishes material, and in no event later than 90 days from the time such building, structure, or railroad is completed, or the work thereon otherwise terminated. The memorandum shall be filed in the clerk's office in the county or city in which the building, structure or railroad, or any part thereof is located...(VA Code § 43-4)	No suit to enforce any lien perfected under §§ 43-4, 43-5 and 43-7 to 43-10 shall be brought after six months from the time when the memorandum of lien was recorded or after sixty days from the time the building, structure or railroad was completed or the work thereon otherwise terminated, whichever time shall last occur; provided, however, that the filing of a petition to enforce any such lien in any suit wherein such petition may be properly filed shall be regarded as the institution of a suit under this section; and, provided further, that nothing herein shall extend the time within which such lien may be perfected. VA Code § 43-17)

Mechanic's Lien Laws State By State continued

State	M/L Code/ Statute	Authority for Lien	Mechanic's Lien Priority	Filing (Lien) Period	Period to File Action
Washington	Wash. Rev. Code §§ 60.04.011 et seq.	Except as provided in RCW 60.04.031 (Preliminary Notice Required), any person furnishing labor, professional services, materials, or equipment for the improvement of real property shall have a lien upon the improvement for the contract price of labor, professional services, materials, or equipment furnished at the instance of the owner, or the agent or construction agent of the owner. (RCW Section 60.04.021)	The claim of lien created by this chapter upon any lot or parcel of land shall be prior to any lien, mortgage, deed of trust, or other encumbrance which attached to the land after or was unrecorded at the time of commencement of labor or professional services or first delivery of materials or equipment by the lien claimant. (RCW Section 60.04.061)	Every person claiming a lien under RCW 60.04.021 shall file for recording, in the county where the subject property is located, a notice of claim of lien not later than ninety days after the person has ceased to furnish labor, professional services, materials, or equipment or the last date on which employee benefit contributions were due...(RCW Section 60.04.091)	No lien created by this chapter binds the property subject to the lien for a longer period than eight calendar months after the claim of lien has been recorded unless an action is filed by the lien claimant within that time in the superior court in the county where the subject property is located to enforce the lien, and service is made upon the owner of the subject property within ninety days of the date of filing the action; or, if credit is given and the terms thereof are stated in the claim of lien, then eight calendar months after the expiration of such credit; and in case the action is not prosecuted to judgment within two years after the commencement thereof, the court, in its discretion, may dismiss the action for want of prosecution, and the dismissal of the action or a judgment rendered thereon that no lien exists shall constitute a cancellation of the lien... (RCW Section 60.04.141)
West Virginia	W. Va. Code §§ 38-2-1 et seq.	Every person, firm or corporation who erects, builds, constructs, alters, removes or repairs any building or other structure, or other improvement appurtenant to any such building or other structure, or who alters or improves the real property whereon the same stands, or to which it may have been removed, or who provides services for any of the foregoing, under and by virtue of a contract with the owner for such erection, building, construction, alteration, removal or repair, either for an agreed lump sum or upon any other basis of settlement and payment, shall have a lien upon such building or other structure or improvement appurtenant thereto, and upon the interest of the owner thereof in the real property whereon the same stands, or to which it may have been removed, to secure the payment of such contract price or other compensation therefor. (West Virginia Code §38-2-1)	A lien authorized and created by this article shall, when perfected, attach as of the date such labor, material, machinery or other necessary equipment shall have begun to be furnished, and shall have priority over any other lien secured by a deed of trust or otherwise which is created subsequent to such date. Each lien authorized and created by this article shall be subordinate to any other lien created by a deed of trust or otherwise which is duly recorded or otherwise perfected to constitute constructive notice prior to the date labor, material, machinery or other necessary equipment giving rise to such lien shall have begun to be furnished, notwithstanding the fact that some other lien authorized and created by this article may have priority over such other lien created by deed of trust or otherwise which is so recorded or otherwise perfected. (West Virginia Code §38-2-17)	But the lien created and authorized by section one of this article shall be discharged from and after one hundred days from the completion of the contract...unless, within the (that time period), the claimant of any such lien shall have perfected and preserved the same, as hereinafter provided in this article. (West Virginia Code §38-2-7)	Unless an action to enforce any lien authorized by this article is commenced in a circuit court within six months after the person desiring to avail himself or herself of the court has filed his or her notice in the clerk's office, as provided in this article, the lien shall be discharged; but an action commenced by any person having a lien shall, for the purpose of preserving the same, inure to the benefit of all other persons having a lien under this article on the same property, and persons may intervene in the action for the purpose of enforcing their liens... (West Virginia Code §38-2-34(a))

Mechanic's Lien Laws State By State continued

State	M/L Code/ Statute	Authority for Lien	Mechanic's Lien Priority	Filing (Lien) Period	Period to File Action
Wisconsin	Wis. Stat. §§ 779.01 et seq.	Any person who performs, furnishes, or procures any work, labor, service, materials, plans, or specifications, used or consumed for the improvement of land, and who complies with s. 779.02, shall have a lien therefor on all interests in the land belonging to its owners. The lien extends to all contiguous land of the owner, but if the improvement is located wholly on one or more platted lots belonging to the owner, the lien applies only to the lots on which the improvement is located. (Wisc. Stat. Section 779.01(3))	The lien provided in sub. (3) shall be prior to any lien which originates subsequent to the visible commencement in place of the work of improvement, except as otherwise provided by ss. 215.21 (4) (a), 292.31 (8) (i), 292.81 and 706.11 (1) and (1m). When new construction is the principal improvement involved, commencement is considered to occur no earlier than the beginning of substantial excavation for the foundations, footings or base of the new construction, except where the new construction is to be added to a substantial existing structure, in which case the commencement is the time of the beginning of substantial excavation or the time of the beginning of substantial preparation of the existing structure to receive the added new construction, whichever is earlier. The lien also shall be prior to any unrecorded mortgage given prior to the commencement of the work of improvement, if the lien claimant has no actual notice of the mortgage before the commencement. Lien claimants who perform, furnish, or procure any labor, services, materials, plans, or specifications for an improvement prior to the visible commencement of the work of improvement shall have lien rights, but shall have only the priority accorded to other lien claimants. (Wisc. Stat. 779.01(4))	No lien under s. 779.01 shall exist and no action to enforce a lien under s.779.01 shall be maintained unless within 6 months from the date the lien claimant performed, furnished, or procured the last labor, services, materials, plans, or specifications, a claim for the lien is filed in the office of the clerk of circuit court of the county in which the lands affected by the lien lie...A lien claimant shall serve a copy of the claim for lien on the owner of the property on which the lien is placed within 30 days after filing the claim. A claim for a lien may be filed and entered in the judgment and lien docket, and action brought, notwithstanding the death of the owner of the property affected by the action or of the person with whom the original contract was made, with like effect as if he or she were then living. (Wisc. Stat. Section 779.06(1))	No lien under s. 779.01 shall exist and no action to enforce a lien under s.779.01 shall be maintained ...unless within 2 years from the date of filing a claim for lien an action is brought and summons and complaint filed...(Wisc. Stat. Section 779.06(1))
Wyoming	Wyo. Stat. Ann. §§ 29-1-201 et seq.	Every contractor, subcontractor or materialman performing any work on or furnishing any materials for any building or any improvement upon real property shall have for his work done or plans or materials furnished a lien upon the building or improvements, and upon the real property of the owner on which they are situated to the extent of one (1) acre. If the improvements cover more than one (1) acre the lien shall extend to all the additional real property covered thereby. (WY Stat. 29-2-101(a))	Any lien perfected in compliance with this act attaches to the real property, fixtures, materials, machinery or supplies furnished and improvements made in preference to any subsequent lien, security interest or mortgage under any other provision of law which has been perfected upon real or personal property, including a leasehold interest, against which the lien is claimed. (WY Stat. 29-1-402(b))	Except as provided in subsection (c) of this section, any contractor asserting a lien under this chapter shall file his lien statement within one hundred fifty (150) days and every other person asserting a lien under this chapter shall file within one hundred twenty (120) days... of the earlier of...(A)after the last day when work was performed or materials furnished under contract...or (B) from the date of substantial completion of the project on which work was performed or materials were furnished under contract; or...with respect to a subcontractor, after the last day he performed work at the direction of the contractor or other person authorized to provide direction. (WY Stat. 29-2-106(a))	All actions to foreclose or enforce a lien under this chapter shall be commenced within one hundred eighty (180) days after the filing of the lien statement. No lien shall continue to exist except by virtue of the provisions of this chapter for more than one hundred eighty (180) days after the lien is filed unless an action to foreclose the lien is instituted. (WY Stat. 29-2-109)