



## Guide to Mechanic's Liens in Pennsylvania

### WHY A MECHANIC'S LIEN?\*

On the date it is filed, mechanic's liens provide a cloud on title, which is a valuable tool to obtain payment for work performed on a structure.

### WHO MAY SEEK A MECHANIC'S LIEN?

- Contractors
- Subcontractors

### WHAT CAN BE LIENED

Every improvement on a property. An improvement is: any building, structure or other improvement of any kind or character erected or constructed on land, including all personal property and fixtures.

### TIME FOR FILING MECHANIC'S LIEN

- **6 months** from completion of work.
- Keep in mind, if a **subcontractor** is filing the lien, you are required to give formal notice **one month** before filing a claim, therefore you have to give notice within **five months** from completion of the work.

### MECHANIC'S LIEN CLAIM MUST INCLUDE:

- Name of the party claimant and whether a contractor or subcontractor
- Name and address of owner
- Date of completion of work
- Name of person with whom subcontractor contracted (if subcontractor)
- Date of formal notice of intention to file (if subcontract)
- Detailed statement of kind and character of labor or materials furnished and the prices charged
- Amount claimed to be due
- Description of the improvement and property to reasonably identify them

Note: To obtain a judgment, you must file a complaint on mechanic's lien claim within two years.

### WHAT ABOUT WAIVER OF LIENS?

There are various circumstances where a waiver of liens is effective against a subcontractor and a contractor.

**For more details and information on how to file a claim contact:**

**Julie D. Goldstein, Esq.**  
215.918.3558  
jgoldstein@foxrothschild.com.

**Seth A. Niederman, Esq.**  
302.622.4238  
sniederman@foxrothschild.com.

\* The decision to file a mechanic's lien is one that should be made with careful consideration and the input of informed legal counsel who is well-versed in the particulars of the matter at hand. Such attorney can guide you through the filing process and ensure that the lien fully complies with all appropriate regulations.

Attorney Advertisement

© 2011 Fox Rothschild LLP. All rights reserved. This publication is intended for general information purposes only. It does not constitute legal advice. The reader should consult with knowledgeable legal counsel to determine how applicable laws apply to specific facts and situations. This publication is based on the most current information at the time it was written. Since it is possible that the laws or other circumstances may have changed since publication, please call us to discuss any action you may be considering as a result of reading this publication.