



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:

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* 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.

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