

Express Lien

Washington D.C. Lien Punchlist (Private)

NOTICE REQUIREMENTS

- Washington D.C. is a non-notice state, and therefore, there are **no** preliminary notice requirements in Washington, D.C.

THE MECHANICS LIEN

- Referred to as “Notice of Mechanics Lien”
- Must be filed within 90 days after completion of the claimant’s work.
- Action to enforce lien must be filed within 180 days after filing the Notice of Mechanic’s Lien. Within 10 days of filing suit, a Notice of Pendency of Action must be recorded.
- Lien available only to those who contract with either the prime contractor or the property owner. Sub-subcontractors or suppliers to suppliers are not entitled to lien. It is an open question of whether or not architects can lien in Washington DC.

Special Rules for Subcontractors

Subcontractors can file a lien at anytime during the lien period, but DC Statutes state that the subcontractor’s lien is only effective against money not already paid by the property owner to the general contractor.

So, it’s obviously important for subcontractors to notify the property owner of their Lien as soon as possible.

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