

# Express Lien

Washington Lien Punchlist (Private)

## **PRELIMINARY NOTICES**

Notice Required From Those Who Did Not Contract Directly with Owner

- Must be sent by anyone working on a construction project that did not contract directly with the property owner or prime contractor.
- Must be sent to property owner via certified or registered mail;
- Must be sent before Labor or Materials are first furnished to jobsite. If sent thereafter, lien rights are only preserved as to work performed or materials delivered within 60 days of the notice's delivery. If the project is an "owner-occupied existing residential structure," late notices are preserve right to lien only from date the notice is actually received by the owner.

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## **THE MODEL DISCLOSURE STATEMENT**

Notice Required From Those Who Contract Directly with Owner

- Must be provided by those who contract directly with the property owner, when project: (1) Is valued over \$1,000.00 and is on 4 or less residential units or homes; or (2) is a commercial project with contract price less than \$60,000.00.
- Must be delivered prior to the initiation of work.
- Must be signed by the Owner, and contractor must retain a copy of the signed document for at least 3 years.

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## **THE MECHANICS LIEN**

- Referred to as "Claim of Lien"
- Must be filed within **90 Days** from when labor or materials last furnished to the jobsite.
- Action to enforce the lien must be instituted within 8 months from the filing of the lien.
- Filed with County Recording Office

**Lien Smarter...Get Paid**

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