

	Preliminary Notice From First Furnishing	Lien From Last Furnishing	Lawsuit From Date Lien Filed
Alabama		4 months	6 months after debt becomes due
Alaska		90 days	
Arizona	20 days	120 days	6 months
Arkansas		120 days	15 months
California	20 days	90 days from completion	90 days
Colorado		4 months†	6 months after completion or last furnishing
Connecticut		90 days	1 year
Delaware		120 days	
Florida	45 days	90 days	1 year
Georgia	30 days	90 days	1 year
Hawaii		45 days	3 months
Idaho		90 days	6 months
Illinois	60 days	4 months	2 years
Indiana	30-60 days	60 days (residential) 90 days (non-residential)	1 year
Iowa	30 days	90 days	2 years from expiration of 90 day period
Kansas		4 months	1 year
Kentucky		6 months	1 year
Louisiana		60 days from completion	1 year
Maine		90 days	120 days of last furnishing
Maryland		180 days	1 year
Massachusetts		120 days	90 days
Michigan	20 days	90 days	1 year

Minnesota	45 days	120 days	1 year
Mississippi		1 yr from debt due date††	
Missouri		6 months	6 months
Montana	20 days	90 days	2 years
Nebraska		120 days	2 years
Nevada	31 days	90 days	6 months
New Hampshire		120 days	
New Jersey		90 days	1 year
New Mexico	60 days	90 days	2 years
New York		8 months	1 year
North Carolina		120 days	180 days
North Dakota		90 days	3 years
Ohio	21 days	75 days	6 years
Oklahoma	75 days	90 days	1 year
Oregon	8 days	75 days	120 days
Pennsylvania		6 months	2 years
Rhode Island		200 days	40 days
South Carolina		90 days	6 months after last furnishing
South Dakota	60 days	120 days	6 years after last furnishing
Tennessee	90 days	90 days	90 days after last furnishing
Texas		15 day of the 4th month after debt accrued	2 years
Utah	20 days	180 days from completion	180 days
Vermont		180 days	180 days
Virginia	30 days	90 days†††	6 months
Washington	60 days	90 days	8 months

Washington D.C.		90 days	180 days
West Virginia		100 days	6 months
Wisconsin	60 days	6 months	2 years
Wyoming	60 days	90 days	180 days

*In this chart, "Preliminary Notices" refers to the traditional preliminary notices that subcontractors and suppliers must furnish to the property owner (and/or other parties) within a certain period of time from first furnishing materials or labor. Some states may require non-traditional notices, such as those furnished by prime contractors or notices required a certain period of time after last furnishing to the project. These are not addressed in this chart.

**Some states only require preliminary notices on certain project types. For example, notice is only required in Illinois on certain residential projects. However, for the purposes of simplicity in creating a chart, a requirement is listed here for Illinois based on the residential requirement. Consult your state's specific laws for detailed information on lien requirements.

***This chart presents the "general rule" for mechanic lien deadlines. In some circumstances, these deadlines can be longer or shorter than listed. If, for example, a notice of completion is filed in California, Louisiana or Massachusetts, the deadline to file a mechanics lien can be shortened and counted from the date of filing, as opposed to the date of last furnishing or completion, as the case may be. Consult your state's specific laws for detailed information on lien deadlines.

†In Colorado, laborers have 2 months from completion of the entire work to file a mechanics lien.

†† In Mississippi, only prime contractors can file mechanic liens. All others can file a Stop Notice. While this can be filed at anytime, it is only effective against money not yet paid to the prime contractor by the owner.

††† Actual deadline in Virginia is 90 days from the last day of the month after materials or labor last furnished *or* 90 days from completion of the entire work, whichever is later.