

## Can I File An Extension to A Mechanic's Lien

Last month, I posted an article title "[How Long Will A Mechanic's Lien Cause Havoc? Not Very.](#)" The point of post was best summarized by a quote from the [Refinance PA Mortgage Blog](#), which provided as follows:

There is a misconception that once a lien is filed or recorded against a property, it remains there indefinitely, similar to a deed or mortgage.

In other words, mechanic liens expire, and in some cases, they expire quickly. This begs a question that folks frequently ask me: Can I extend the lien?

Unfortunately, the answer to this question depends on the state where the lien is filed. In some states, like Louisiana and Washington, a mechanic lien's effectiveness cannot be extended. In other states, like California or New York, there are mechanisms available to extend the lien for a certain period of time.

I read a great article this week by David Barnier, a California construction attorney who published an article on [Download-Construction-Forms.com](#). The article - [Extending Your Deadline To Sue To Enforce Your Mechanic's Lien](#) - discusses the remedies available to California lien claimants who are looking for more time to enforce a claim.

There's great reason to look for this additional time, as a California lien expires after just 90 days of filing! According to Mr. Barnier's article, a lien claimant has two choices here: (1) Get the owner to agree to a lien extension; or (2) Record a second lien if the recording deadline has not passed.

In other states (like New York), the process is much easier. In New York, the lien claimant can get a one year extension on their lien by simply filing a lien extension (see [summary from attorneys at levy-law.com here](#)).

*Did you know? When you file a mechanic lien with [Zlien](#) or use our [LienPilot](#) to manage your deadlines, you'll get a warning email before your lien expires. This*

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Zlien is a national mechanic lien and preliminary notice filing service. Zlien also provides the LienPilot, a web-based lien compliance manager and deadline calculator, and publishes mechanic lien resources.

*gives you time to file an extension (if its available), or to contact an attorney to foreclose on the claim.*

Read this article on the Construction Lien Blog here:

<http://constructionlienblog.com/?p=2160>