

# Express Lien

New Jersey Lien Punchlist (Public)

## **WHO IS PROTECTED**

The contractor who contracts with the public agency, subcontractors who contract with that contractor, and sub-subcontractors who contract with that subcontractor are all protected

Any subcontractors to sub-subcontractors or suppliers to suppliers are not protected.

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## **NOTICE REQUIREMENTS**

Sub-Subcontractors: Within 20 days of first furnishing labor and/or materials, the claimant must file with the municipal clerk, the chief financial officer of the county or the chairman of the commission, board or authority (whichever is appropriate) written notice that the claimant has furnished labor/materials to the subcontractor.

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## **THE PUBLIC MECHANICS LIEN**

- Referred to as "Municipal Mechanics Lien"
- May be filed at any time before the whole work to be performed by the contractor for the public agency is either completed or accepted by resolution of the public agency, or within 60 days thereafter.
- Must be filed with the chairman or other head officer or with the secretary or clerk of the public agency.
- Must be verified by oath of the claimant.
- The lien must be enforced by bringing a lawsuit to enforce the same in superior court within 60 days from the time when the whole work to be performed by the contractor for the public agency is either completed or accepted by resolution of the public agency.

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