

Express Lien

Nevada Lien Punchlist (Private)

NOTICE REQUIREMENTS

- Preliminary Notices are typically required in Nevada. The “Notice of Right to Lien” must be delivered to the Owner within 31 days of furnishing any labor or materials. Those who contract directly with the owner, and laborers working for wages, are not required to send this notice.
- Notice of Intent to Lien must be sent 15-days before filing lien by any person looking to claim a lien (except laborers) on any single or multi-family residences (including apartment buildings). Sending this Notice of Intent will extend the time to record the Notice of Lien by 15 days. The Notice must be sent to the prime contractor and the property owner.
- Prime Contractors (those who contract with the owner) are not required to deliver notice to preserve lien rights, but they may be assessed a penalty by the State Contractors Board if they do not deliver a copy of the “lien information” notice to each subcontractor, and advise the owner of the subcontractors on the job and that the owner may receive a Notice of Lien Rights. NRS 108.246.

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THE MECHANICS LIEN

Prime Contractors, Subcontractors, Sub-Subs, Architects, Engineers, Suppliers, Equipment Lessors and even certain Consultants all have lien rights in Nevada.

- Referred to as “Notice of Lien”
- Liens must be filed within 90 days from the later date of: (a) the last furnishing of labor or materials to the site by the claimant; or (b) completion of the entire project.
- The 90-day period is shortened to 40-days if a Notice of Completion is recorded on the project.
- Action to enforce lien must be filed within 6 months from the filing of the Lien.

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