

Alabama – Six (6) months after completion. Suit to enforce must be brought within six (6) months after lien is filed. Ala. Code §§ 35-11-215, 221.

Alaska - Ninety (90) days if no notice of completion recorded by owner; fifteen (15) days if notice was filed. Suit to enforce must be brought within six (6) months after lien is filed. Alaska Stat. § 34.35.068, 80.

Arizona – Twenty (20) days after beginning work to file Notice of intent to claim a lien. One hundred twenty (120) days after completion to file lien if no Notice of Completion filed; sixty (60) days to file lien if a Notice of Completion has been filed. Suit to enforce must be brought within six (6) months after lien is filed. Ariz. Rev. Stat. §§ 33-992.01, 993, 998.

Arkansas – One hundred twenty (120) days after completion. Suit to enforce must be brought within fifteen (15) months after lien is filed. Ark. Code Ann. §§ 18-44-117, 119.

California – If you were original contractor, ninety (90) days after completion if no notice of intent to file lien was filed w/in twenty (20) days after beginning work. Sixty (60) days if a notice of intent was filed. If you were a subcontractor, you have a 90/30 day time period. Suit to enforce must be brought within ninety (90) days after lien is filed Cal. Civil Code §§ 3097, 3115, 3116, 3144.

Colorado – Six (6) months after completion. Suit to enforce must be brought within six (6) months after lien is filed. Colo. Rev. Stat. § 38-24-105.

Louisiana – Lien must be filed within one hundred eighty (180) days after the last activity. La. Stat. Ann. § 9:4865.

Massachusetts – A Notice of Lien must be filed within sixty (60) days after filing a notice of substantial completion or ninety (90) days after completion. A Statement of lien must be filed within ninety (90)/one hundred twenty (120) days afterward. Suit to enforce must be brought within ninety (90) days after Statement of Lien is filed. Mass. Gen. Laws Ch. 254 §§ 4, 8, 11.

Montana – Six (6) months after completion. Suit to enforce must be brought within two (2) years after lien is filed. Mont. Code. Ann. §§ 71-3-562, 1004.

Nevada – Forty (40) days if owner had filed a notice of completion or ninety (90) days after completion if no notice filed. Suit to enforce must be brought within six (6) months after lien is filed. Nev. Rev. Stat §§ 108.223, 233.

New Mexico – One hundred twenty (120) days if you are an original contractor. Ninety (90) days for all others. Suit to enforce must be brought within two (2) years after lien is filed. N.M.Stat. Ann. §§ 48-2-6, 10.

New York – Eight (8) months after completion. Suit to enforce must be brought within one (1) year after lien is filed. N.Y. Lien Laws §§ 10, 17.

North Dakota – Six (6) months after completion. Suit to enforce must be brought within two (2) years after lien is filed. N.D. Cent. Code §§ 35-24-11, 14.

Oklahoma – One hundred eight (180) days after completion. Suit to enforce must be brought within one (1) year after lien is filed. 42 O.S. §§ 146, 149.

Texas – Six (6) months after day indebtedness accrues. Have ten (10) days to serve the lien. Suit to enforce must be brought within two (2) years after lien is filed. Tex. Prop. Code Ann. § 56.021.

Utah – A notice of intent to claim a lien must be filed within twenty (20) days after beginning work if you are a subcontractor. Otherwise, one hundred twenty (120) days after completion, service within thirty (30) days. Suit to enforce must be brought within one hundred eighty (180) days after lien is filed. Utah Code Ann. §§ 38-10-102.1, 105, 106.

West Virginia – One hundred (100) days if you are a contractor; seventy-five (75) days if you are a subcontractor to provide notice. One hundred (100) days after notice is given to record the lien. Suit to enforce must be brought within six (6) months after lien is filed. 6 months. W. Va. Code §§ 38-2-8, 9, 34.

Wyoming – One hundred eighty (180) days after completion. Suit to enforce must be brought within one hundred eighty (180) days after lien is filed. Wyo. Stat. Ann. §§ 29-3-106, 109.

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