

# Express Lien

Georgia Lien Punchlist (Private)

## NOTICE REQUIREMENTS

Georgia is generally a non-notice state, meaning that notices are not required prior to the filing construction liens. However, there are some special circumstances when notice may be required.

- Parties Who Did Not Contract with Owner or Prime Contractor must send via certified mail a Preliminary Notice within thirty (30) days from first furnishing materials or labor to the job.
- Owner or Prime Contractor must file with the Superior Court County a Notice of Commencement within 15 days from when work begins on the project.

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## THE MECHANICS LIEN

Prime Contractors, Subcontractors, Sub-Subs, Architects, Engineers, Suppliers and Equipment Lessors all have lien rights in Georgia.

- Referred to as "Claim of Lien"
- Liens must be filed within **90 Days** from when labor, materials, or services last furnished to the project.
- Lien expires if a lawsuit is not filed to enforce the lien within 365 days from the lien's filing date.

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