

# Express Lien

Oklahoma Lien Punchlist (Private)

## **NOTICE REQUIREMENTS**

Oklahoma 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.

- **Owner-Occupied Property:** Those performing work on an owner occupied property must deliver a Homeowner Notice to the property owner before work begins. If the original contractor delivered this notice, the subcontractors can rely on that delivery. However, if it is not delivered by the original contractor, the subs/suppliers must provide the Homeowner a copy.
  - **Non-Residential Projects / Persons Other Than Original Contractors:** Those (i) working on a non-residential project; (ii) who did not contract with the property owner; and (iii) who holds claims of \$2,500.00 or more, must deliver a Pre-Lien Notice to the owner and original contract within 75 days of supplying labor, materials, and/or equipment to the project.
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## **THE MECHANICS LIEN**

Prime Contractors, Subcontractors, Sub-Subs, Architects, Engineers, Surveyors, Construction Managers, Landscapers, Suppliers and Equipment Lessors all have lien rights in Oklahoma.

- Referred to as "Lien Statement"
- Those who contract with the owner must file liens within 4 months of last furnishing labor and/or materials. All others must file liens within 90 days of the same date.
- Lien expires if a lawsuit is not filed to enforce the lien within 1 year from the lien's filing date.
- Laborers who contract directly with the property owner are not required to file their liens, but must bring suit within 8 months of completing the work

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