Mechanic's Lien Flowchart (D.C.)

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A Flowchart outlining the mechanic's lien process in the District of Columbia. This Flowchart includes pre-lien notice requirements and the procedures for filing, perfecting, enforcing, and discharging a mechanic's lien.

Under Title 40 of the D.C. Code, a contractor, subcontractor, or supplier to the contractor (claimants) may use a mechanic's lien to secure payment for work or services performed or materials furnished to improve real property. Before Filing a Mechanic's Lien Determine: if the lien claimant is entitled to assert a mechanic's lien; if the work and materials allow a mechanic's lien; and which property may be subject to the lien, and under which statutory framework. Conduct a title search to confirm property description and owner identification. Conduct a bankruptcy search to determine if the property owner has filed for bankruptcy relief.



Create and Perfect a Mechanic's Lien Prepare the Notice of Mechanic's Lien Record the Notice of Mechanic's Lien Serve the Notice of Mechanic's Lien Record the notice of mechanic's lien with Prepare a notice of mechanic's lien using Serve the notice of mechanic's lien on the the form provided by the D.C. office of the the D.C. office of the recorder of deeds: property owner within five days after the recorder of deeds and include all required date of recording by either: At any time during the construction. attachments. Certified mail, return receipt requested. No later than 90 days after the termination or completion of the project. Posting the notice of mechanic's lien at the property if the certified mail is unclaimed or undelivered. Enforce the Mechanic's Lien File a civil complaint to enforce the lien no later than 180 days after recording the notice of mechanic's lien. ■ Ensure the complaint includes all statutorily required information. Record a notice of pendency of action (lis pendens) with the office of the recorder of deeds within ten days after filing suit. Include all necessary parties in the action to enforce the mechanic's lien.

Determine the priority of applicable liens.

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