

VIRGINIA MECHANIC'S LIEN DEADLINE CHART

Preserving your Mechanic's Lien rights can often make the difference in getting paid. Mechanic's Liens are a technical area in the law, and Fullerton & Knowles should be consulted to deal with any specific problem. The following chart is not rendered as legal or professional advice but should be helpful in preserving rights.

Last Day of Substantial

New Labor and Materials in Month of:*

March 2010
April 2010
May 2010
June 2010
July 2010
August 2010
September 2010
October 2010
November 2010
December 2010
January 2011
February 2011
March 2011
April 2011
May 2011
June 2011
July 2011
August 2011
September 2011
October 2011
November 2011
December 2011
January 2012
February 2012
March 2012
April 2012
May 2012
June 2012
July 2012
August 2012
September 2012
October 2012
November 2012
December 2012
January 2013
February 2012
March 2013
April 2013
May 2013
June 2013
July 2013
August 2013
September 2013

Virginia Mechanic's Lien Filing Deadline:

Tuesday, June 29, 2010
Thursday, July 29, 2010
Monday, August 30, 2010**
Tuesday, September 28, 2010
Friday, October 29, 2010
Monday November 29, 2010
Wednesday, December 29, 2010
Monday, January 31, 2011**
Monday, February 28, 2011
Thursday, March 31, 2011
Monday, May 2, 2011**
Tuesday, May 31, 2011**
Wednesday, June 29, 2011
Friday, July 29, 2011
Monday, August 29, 2011
Wednesday, September 28, 2011
Monday, October 31, 2011**
Tuesday, November 29, 2011
Thursday, December 29, 2011
Monday, January 30, 2012**
Tuesday, February 28, 2012
Friday, March 30, 2012
Monday, April 30, 2012
Tuesday, May 29, 2012
Friday, June 29, 2012
Monday, July 30, 2012**
Wednesday, August 29, 2012
Friday, September 28, 2012
Monday, October 29, 2012
Thursday, November 29, 2012
Monday, December 31, 2012**
Tuesday, January 29, 2013
Thursday, February 28, 2013
Monday, April 1, 2013**
Wednesday, May 1, 2013
Wednesday, May 29, 2013
Monday, July 1, 2013**
Monday, July 29, 2013
Thursday, August 29, 2013
Monday, September 30, 2013**
Tuesday, October 29, 2013
Wednesday, November 27, 2013**
Monday, December 30, 2013**

October 2013	Wednesday, January 29, 2014
November 2013	Friday, February 28, 2014
December 2013	Monday, March 31, 2014
January 2014	Thursday, May 1, 2014
February 2014	Thursday, May 29, 2014
March 2014	Monday, June 30, 2014**
April 2014	Tuesday, July 29, 2014
May 2014	Friday, August 29, 2014
June 2014	Monday, September 29, 2014**
July 2014	Wednesday, October 29, 2014
August 2014	Monday, December 1, 2014**
September 2014	Monday, December 29, 2014
October 2014	Thursday, January 29, 2015
November 2014	Monday, March 2, 2015**
December 2014	Tuesday, March 31, 2015
January 2015	Friday, May 1, 2015
February 2015	Friday, May 29, 2015
March 2015	Monday, June 29, 2015
April 2015	Wednesday, July 29, 2015
May 2015	Monday, August 31, 2015**
June 2015	Monday, September 28, 2015
July 2015	Thursday, October 29, 2015
August 2015	Monday, November 30, 2015**
September 2015	Tuesday, December 29, 2015
October 2015	Friday, January 29, 2016
November 2015	Monday, February 29, 2016**
December 2015	Wednesday, March 30, 2016
January 2016	Monday, May 2, 2016**
February 2016	Tuesday, May 31, 2016**
March 2016	Wednesday, June 29, 2016
April 2016	Friday, July 29, 2016
May 2016	Monday, August 29, 2016
June 2016	Wednesday, September 28, 2016
July 2016	Monday, October 31, 2016**
August 2016	Tuesday, November 29, 2016
September 2016	Thursday, December 29, 2016

NOTES

- * The safest practice is to count your deadline from the date of last SUBSTANTIAL and NEW WORK. Trivial items, repairs, and warranty work may not extend your deadline.
- * Once the entire project is completed, all liens must be filed within 90 days of project completion (not 90 days from the last day of the month of your last work). THIS CAN SHORTEN YOUR DEADLINE TO FILE.
- * If you do not have a contract directly with the owner, then your lien is valid only to the extent that money is owed by the owner and/or general contractor down the chain to you. Notice of your lien must get to the owner and upstream contractors while they are holding enough money to cover your lien amount.
- * If the project is residential and the owner has designated a mechanic's lien agent, you must provide notice that you are on the project within 30 days after you begin work.
- ** This chart assumes that mechanic's liens due on a Saturday, Sunday or holiday can be filed the next business day. It is safer to file the previous business day. **Confirm if courts are closed 11/27/13?*
- * Be sure to leave enough time to prepare a lien. It may be necessary to perform a title search, determine exactly where labor and materials went, allocate labor and materials between multiple parcels, or solve other problems. The lien must be prepared by your attorney and executed by an officer of your company. All of this takes time.