

## 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:\*

### Virginia Mechanic's Lien Filing Deadline:

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
October 2016	Monday, January 30, 2017
November 2016	Tuesday, February 28, 2017
December 2016	Friday, March 31, 2017
January 2017	Monday, May 1, 2017
February 2017	Tuesday, May 30, 2017**
March 2017	Thursday, June 29, 2017
April 2017	Monday, July 31, 2017**
May 2017	Tuesday, August 29, 2017
June 2017	Thursday, September 28, 2017
July 2017	Monday, October 30, 2017**
August 2017	Wednesday November 29, 2017
September 2017	Friday, December 29, 2017
October 2017	Monday, January 29, 2018
November 2017	Wednesday, February 28, 2018
December 2017	Monday, April 2, 2018**
January 2018	Tuesday, May 1, 2018
February 2018	Tuesday, May 29, 2018
March 2018	Friday, June 29, 2018

April 2018	Monday, July 30, 2018**
May 2018	Wednesday, August 29, 2018
June 2018	Friday, September 28, 2018
July 2018	Monday, October 29, 2018
August 2018	Thursday, November 29, 2018
September 2018	Monday, December 31, 2018**
October 2018	Tuesday, January 29, 2019
November 2018	Thursday, February 28, 2019
December 2018	Monday, April 1, 2019**
January 2019	Wednesday, May 1, 2019
February 2019	Wednesday, May 29, 2019
March 2019	Monday, July 1, 2019**
April 2019	Monday, July 29, 2019
May 2019	Thursday, August 29, 2019
June 2019	Monday, September 30, 2019**
July 2019	Tuesday, October 29, 2019
August 2019	Friday, November 29, 2019
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May 2020	Monday, August 31, 2020
June 2020	Monday, September 28, 2020
July 2020	Thursday, October 29, 2020
August 2020	Monday, November 30, 2020
September 2020	Tuesday, December 29, 2020
October 2020	Friday, January 29, 2021
November 2020	Monday, March 1, 2021
December 2020	Wednesday, March 31, 2021

## **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.
- \* 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.
- \*\* 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 on or the day after any holiday.\*\*