

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 2019
 April 2019
 May 2019
 June 2019
 July 2019
 August 2019
 September 2019
 October 2019
 November 2019
 December 2019
 January 2020
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 January 2022
 February 2022
 March 2022
 April 2022
 May 2022
 June 2022
 July 2022
 August 2022
 September 2022

Virginia Mechanic's Lien Filing Deadline:

Monday, July 1, 2019**
 Monday, July 29, 2019
 Thursday, August 29, 2019
 Monday, September 30, 2019**
 Tuesday, October 29, 2019
 Friday, November 29, 2019
 Monday, December 30, 2019
 Wednesday, January 29, 2020
 Friday, February 28, 2020
 Monday, March 30, 2020
 Thursday, April 30, 2020
 Friday, May 29, 2020**
 Monday, June 29, 2020
 Wednesday, July 29, 2020
 Monday, August 31, 2020
 Monday, September 28, 2020
 Thursday, October 29, 2020
 Monday, November 30, 2020
 Tuesday, December 29, 2020
 Friday, January 29, 2021
 Monday, March 1, 2021
 Wednesday, March 31, 2021
 Monday, May 3, 2021
 Tuesday, June 1, 2021
 Tuesday, June 29, 2021
 Thursday, July 29, 2021
 Monday, August 30, 2021
 Tuesday, September 28, 2021
 Friday, October 29, 2021
 Monday, November 29, 2021
 Wednesday, December 29, 2021
 Monday, January 31, 2022
 Monday, February 28, 2022
 Thursday, March 31, 2022
 Monday, May 2, 2022
 Tuesday, May 31, 2022
 Wednesday, June 29, 2022
 Friday, July 29, 2022
 Monday, August 29, 2022
 Wednesday, September 28, 2022
 Monday, October 31, 2022
 Tuesday, November 29, 2022
 Thursday, December 29, 2022

October 2022	Monday, January 30, 2023
November 2022	Tuesday, February 28, 2023
December 2022	Friday, March 31, 2023
January 2023	Monday, May 1, 2023
February 2023	Tuesday, May 30, 2023
March 2023	Thursday, June 29, 2023
April 2023	Monday, July 31, 2023
May 2023	Tuesday, August 29, 2023
June 2023	Thursday, September 28, 2023
July 2023	Monday, October 30, 2023
August 2023	Wednesday, November 29, 2023
September 2023	Friday, December 29, 2023
October 2023	Monday, January 29, 2024
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February 2025	Thursday, May 29, 2025
March 2025	Monday, June 30, 2025**
April 2025	Tuesday, July 29, 2025
May 2025	Friday, August 29, 2025
June 2025	Monday, September 29, 2025**
July 2025	Wednesday, October 29, 2025
August 2025	Monday, December 1, 2025**
September 2025	Monday, December 29, 2025

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.**