

MASSACHUSETTS MECHANIC'S LIEN LAW

SUMMARY OF REQUIREMENTS

PARTY	NOTICE OF IDENTIFICATION	NOTICE OF SUBSTANTIAL COMPLETION	NOTICE OF TERMINATION	NOTICE OF CONTRACT	STATEMENT OF ACCOUNT	ACTION IN COURT	PARTIAL WAIVER & SUBORDINATION
OWNER	Not Applicable	Record in Registry jointly with Contractor upon substantial completion. Send copy certified mail, return receipt requested to all subs and suppliers who recorded Notice of Contract	Record in Registry upon termination. Send copy certified mail return receipt requested to all subs and suppliers who recorded Notice of Contract	Not applicable	Not applicable	Not applicable	Obtain from Contractor with each Requisition submitted after Contractor records Notice of Contract
WRITTEN CONTRACT WITH OWNER	Not Applicable	Record in Registry jointly with Owner upon substantial completion. Send copy certified mail return receipt requested to all subs and suppliers immediately	When recorded in Registry by Owner, send copy certified mail return receipt requested to all subs and suppliers immediately	Record in Registry no later than earliest of: (i) 60 days after recording of Notice of Substantial Completion; (ii) 90 days after recording of Notice of Termination; (iii) 90 days after last work by anyone working on or under the written Contract with Owner under which the lien is claimed	Record in Registry no later than earliest of: (i) 90 days after recording of Notice of Substantial Completion; (ii) 120 days after recording of Notice of Termination; (iii) 120 days after last work by anyone working on or under the written Contract with Owner under which the lien is claimed	Commence civil action in court within 90 days after recording of Statement of Account; If Lien Bond (s.12) recorded by Owner or Contractor for entire project, commence civil action within 90 days after recording Statement of Account If Lien Bond (s. 14) recorded to specifically dissolve Notice of Contract, commence civil action within 90 days after recording Statement of Account or receipt of notice of the recording of the Lien Bond, whichever is later As to all, record in Registry attested copy of complaint within 30 days after commencement of civil action	Deliver to Owner with each Requisition submitted after recording of Notice of Contract
WRITTEN CONTRACT WITH CONTRACTOR	Not Applicable	Not applicable	Not applicable	Same as above, plus send copy certified mail return receipt requested to Owner immediately	Same as above, plus send copy certified mail return receipt requested to Owner immediately	Same as above	Not applicable, except for statements of amounts due or paid
WRITTEN CONTRACT WITH SUBCONTRACTOR	Send by certified mail return receipt requested to Contractor within 30 days after commencement of performance	Not applicable	Not applicable	Same as above, plus send copy certified mail return receipt requested to Owner immediately	Same as above, plus send copy certified mail return receipt requested to Owner immediately	Same as above	Not applicable, except for statements of amounts due or paid