

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:

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

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.**