

VIRGINIA MECHANIC'S LIEN DEADLINE CHART

Preserving your Mechanics' Lien rights can often make the difference in getting paid. Mechanics' 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:*

May 2007
June 2007
July 2007
August 2007
September 2007
October 2007
November 2007
December 2007
January 2008
February 2008
March 2008
April 2008
May 2008
June 2008
July 2008
August 2008
September 2008
October 2008
November 2008
December 2008
January 2009
February 2009
March 2009
April 2009
May 2009
June 2009
July 2009
August 2009
September 2009
October 2009
November 2009
December 2009
January 2010
February 2010
March 2010
April 2010
May 2010
June 2010
July 2010
August 2010
September 2010
October 2010
November 2010

Virginia Mechanic's Lien Filing Deadline:

Wednesday, August 29, 2007
Friday, September 28, 2007
Monday, October 29, 2007
Thursday, November 29, 2007
Monday, December 31, 2007**
Tuesday, January 29, 2008
Thursday, February 28, 2008
Monday, March 31, 2008**
Wednesday, April 30, 2008
Thursday, May 29, 2008
Monday, June 30, 2008**
Tuesday, July 29, 2008
Friday, August 29, 2008
Monday, September 29, 2008**
Wednesday, October 29, 2008
Monday, December 1, 2008**
Monday, December 29, 2008
Thursday, January 29, 2009
Monday, March 2, 2009**
Tuesday, March 31, 2009
Friday, May 1, 2009
Friday, May 29, 2009
Monday, June 29, 2009
Wednesday, July 29, 2009
Monday, August 31, 2009**
Monday, September 28, 2009
Thursday, October 29, 2009
Monday, November 30, 2009**
Tuesday, December 29, 2009
Friday, January 29, 2010
Monday, March 1, 2010**
Wednesday, March 31, 2010
Monday, May 3, 2010**
Tuesday, June 1, 2010**
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

December 2010	Thursday, March 31, 2011
January 2011	Monday, May 2, 2011**
February 2011	Tuesday, May 31, 2011**
March 2011	Wednesday, June 29, 2011
April 2011	Friday, July 29, 2011
May 2011	Monday, August 29, 2011
June 2011	Wednesday, September 28, 2011
July 2011	Monday, October 31, 2011**
August 2011	Tuesday, November 29, 2011
September 2011	Thursday, December 29, 2011
October 2011	Monday, January 30, 2012**
November 2011	Tuesday, February 28, 2012
December 2011	Friday, March 30, 2012
January 2012	Monday, April 30, 2012
February 2012	Tuesday, May 29, 2012
March 2012	Friday, June 29, 2012
April 2012	Monday, July 30, 2012**
May 2012	Wednesday, August 29, 2012
June 2012	Friday, September 28, 2012
July 2012	Monday, October 29, 2012
August 2012	Thursday, November 29, 2012
September 2012	Monday, December 31, 2012**
October 2012	Tuesday, January 29, 2013
November 2012	Thursday, February 28, 2013
December 2012	Monday, April 1, 2013**
January 2013	Wednesday, May 1, 2013
February 2012	Wednesday, May 29, 2013
March 2013	Monday, July 1, 2013**
April 2013	Monday, July 29, 2013
May 2013	Thursday, August 29, 2013
June 2013	Monday, September 30, 2013**
July 2013	Tuesday, October 29, 2013
August 2013	Friday, November 29, 2013**
September 2013	Monday, December 30, 2013**
October 2013	Wednesday, January 29, 2014
November 2013	Friday, February 28, 2014
December 2013	Monday, March 31, 2014

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 mechanics' 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.

*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.