

MECHANICS' LIEN & BOND CLAIM DEADLINE SUMMARY

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RHODE ISLAND

- Mechanics' Lien – Must record/file Notice of Intention within 200 days of first unpaid day of work – i.e. a Notice of Intention filed today only covers labor and materials provided to job in last 200 days (retainage covered back to job start). Cannot lien public works jobs (some exceptions). Must also mail to owner. Contractors (not material suppliers) that have a contract with the owner/lessee/tenant of the property must mail a "Notice of Possible Mechanic's Lien" to the owner/lessee/tenant within ten (10) days after they start work on a project unless the contract contains such a provision..
- Bond Claims
 - Private Jobs
 - Direct Sub/Supplier – Must act according to conditions in bond – usually give notice to general contractor, bonding company and owner and file suit within one year of your or the general contractor's last day of work.
 - Second/Third Tier Sub/Supplier – Must act according to conditions in bond – usually give notice to owner and general contractor within ninety (90) days of your last day of work and file suit within one year of your or the general contractor's last day of work.
 - Public Jobs (State, City, Town)
 - Direct Sub/Supplier – Must file suit within two years of your last day of work.
 - Second/Third Tier Sub/Supplier – Must give notice to general contractor within ninety (90) days of your last day of work (not mandatory in many cases) and file suit within two years of your last day of work.
 - Public Jobs (Federal)
 - Direct Sub/Supplier – Must file suit within one year of your last day of work.
 - Second/Third Tier Sub Supplier – Must give notice to general contractor within ninety (90) days of your last day of work and file suit within one year of your last day of work.

MASSACHUSETTS

- Mechanics' Lien
 - General Contractor/Direct Sub/Supplier – Must record Notice of Contract within ninety (90) days of general contractor's last day of work (some exceptions). Sub/Supplier must serve owner with copy of Notice of Contract.
 - Second/Third Tier Subs/Supplier – Must serve general contractor with Notice of Identification within thirty (30) days of commencement of work on project (failure to serve Notice of Identification may not be fatal) and must record Notice of Contract within ninety (90) days of general contractor's last day of work (some exceptions) and must serve owner with copy of Notice of Contract. Cannot lien public works jobs.
- Bond Claims
 - Private Jobs
 - Direct Sub/Supplier – Must act according to conditions in bond – usually give notice to general contractor, bonding company and owner and file suit within one year of your or the general contractor's last day of work.
 - Second/Third Tier Sub/Supplier – Must act according to conditions in bond – usually give notice to owner and general contractor within ninety (90) days of your last day of work and file suit within one year of your or the general contractor's last day of work.
 - Public Jobs (State, City, Town)
 - Direct Subs/Supplier – Must file suit on bond within one year of your last day of work.
 - Second Tier Sub/Supplier – Must give notice to general contractor within sixty five (65) days of your last day of work and must file suit within one year of your last day of work.
 - Public Jobs (Federal)
 - See Rhode Island above.

Notes: All notices to be served or given by certified mail return receipt requested. The purpose of this summary is to provide general information to clients and other persons in determining the validity of lien or bond claims and calendaring when they should seek legal assistance. It is not intended to be a comprehensive outline of the legal process related to mechanics' liens and bond claims. It is not intended to provide specific legal advice or address fact specific issues or circumstances.

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