

Texas Mechanics Lien Deadlines

Know Your Chapter 53 Timelines

If You Are a General Contractor (Tex. Prop. Code. §53.052(a))

Lien Affidavit Deadline

Commercial Property - 15th day of

4th month

Residential Property- 15th day of

3rd month

[Read about residential liens](#)

After GC's work is "completed, terminated, or abandoned"

Subcontractor: Step One: Pre-Lien Notice Deadline (Tex. Prop. Code §53.056)

Commercial Property - 15th day of

3rd month

Residential Property- 15th day of

2nd month

After each month not paid

Be aware: A subcontractor might need to issue multiple notices.



Watchout: Subcontractor Retainage Notice:

- When claiming unpaid retainage, the practical notice deadline is 30 days after the earlier of: (a) the subcontractor's work is "completed, terminated or abandoned" OR (b) the original contract is "terminated or abandoned." (Tex. Prop. Code §53.057)

Step Two: Lien Affidavit Deadline (Tex. Prop. Code §53.052(b)-(c))

Commercial Property - 15th day of

4th month

Residential Property - 15th day of

3rd month

After subcontractor "last provided labor or materials."



! If a job is done, a general contractor or a subcontractor should file their lien within 30 days of the project completion.