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# THE COMPLETE GUIDE TO **OKLAHOMA** LIEN & NOTICE DEADLINES

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FOR GENERAL CONTRACTOR, SUBCONTRACTOR AND MATERIAL SUPPLIER



## Time Requirements



[www.mechanicslien.com](http://www.mechanicslien.com)

1-800-432-7799

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# OKLAHOMA

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## PRIVATE WORKS

RIGHTS AVAILABLE: Mechanic's Lien

Oklahoma Statute Annotated Title 42 §141-154, 171-180 (liens)

42 §141 1980, §142 1980, §143 1980

### FIRST STEP

### FILING

#### CLAIMANT

#### PRELIM NOTICE

#### OTHER NOTICES

#### LIEN

#### SUIT

#### **Contractor**

Not Required- However any contract for an owner- occupied dwelling must include statutory notice.  
§42-142.1

**Not Required**

**Lien Statement:** Record within 4 months of date of last performance.

File suit within 1 year from date of filing lien.

#### **Subcontractor, Materialman**

**Pre-Lien Notice** – Prior to filing Lien statement but not later than 75 days after the last date of furnishing of labor, materials, or equipment.<sup>1</sup>

**For owner-occupied dwelling** – Must give statutory notice not later than 75 days after the first date of furnishing of labor, materials, or equipment

Not Required

**Lien Statement:** Record within 90 days of date of last performance or delivery. When recording County Clerk serves Notice to owner within five day of recording. Lien must have certificate to O.S. section 142.6 attached.

File suit within 1 year from date of filing lien, or lose right.

#### **Equipment Lessor**

Notice to Owner within five days of equipment being placed on-site.

**For owner-occupied dwelling** , must give statutory notice before beginning work.  
§42-142.1

Not required

**Lien Statement:** Record within 90 days of date of last performance or delivery. When recording County Clerk serves Notice to owner with in five day of recording .

File suit within 1 year from date of filing lien, or lose right.

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*This information is not intended to serve as legal, accounting or other professional service. This information is used with the understanding that National Lien & Bond Claim Systems (a division of Network \*50, Inc.) is not engaged in rendering legal or other professional advice. If legal advice or other professional assistance is required, the services of a competent professional should be sought. Legislative changes will be updated from time to time upon reporting. Please call our office to determine if changes have been made since the publication date, which appear on this update.*



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## PRIVATE WORKS

RIGHTS AVAILABLE: Oil & Gas

42 §144 1963, §145 191

### FIRST STEP

### FILING

#### CLAIMANT

#### PRELIM NOTICE

#### OTHER NOTICES

#### LIEN

#### SUIT

**Contractor,  
Subcontractor,  
Materialman's Special  
List**

Not required

Notice to Owner: Within  
180 days after date of last  
furnishing (by certified  
mail, return receipt  
requested- posting  
personal service.)

Lien Statement: Record  
within 120 days of date of  
last performance.

File suit within 1 year  
from date of filing lien.



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## PUBLIC WORKS

RIGHTS AVAILABLE: For Contracts over \$25,000 [61 § 1] – Bond required

Retainage now provided for 10% until 50% of work being completed on project,  
5% after 50% is completed.

[61 § 2] (1968)

### FIRST STEP

### FILING

CLAIMANTPRELIM NOTICEOTHER NOTICESLIENSUIT**Subcontractor,  
Materialman, Third Tier  
Subcontractor**

Not required

Notice of Claim on Bond:  
To Contractor & surety  
within 90 days after last  
performance (by certified  
mail, return receipt  
requested).

Not Available

File suit within 1 year after  
last performance.



# OKLAHOMA

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## OKLAHOMA NOTES

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**Notes:**

1. The pre-Lien Notice requirement does not apply to construction contracts or invoices/draws with an aggregate amount of less than \$10,000.00.



NLB national lien provider network covers the U.S., Canada and Latin America via our General Counsel's office through its independent local counsel and leading notice providers.

NLB helps you to manage your statutory lien requirements and protect your receivables by filing pre-liens, liens or payment bond claims. These deadlines and steps vary from state to state, and many construction organizations outsource their legal compliance to help manage this process.



## WE GET YOU PAID!

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Get a FREE 15 Minutes Demonstration on  
How To File A Mechanic's Lien In Your State

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