



---

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

---

FOR GENERAL CONTRACTOR, SUBCONTRACTOR AND MATERIAL SUPPLIER





[www.mechanicslien.com](http://www.mechanicslien.com)  
1-800-432-7799

# MINNESOTA

5/13 Pub Date Page 1 of 3

## PRIVATE WORKS

RIGHTS AVAILABLE: Mechanic's Lien

Property Interests and Liens

Minnesota State Annotated M.S.A. 514.0

### FIRST STEP

### FILING

#### CLAIMANT

#### PRELIM NOTICE

#### OTHER NOTICES

#### LIEN

#### SUIT

#### **Contractor**

Written Contract: Notice prescribed by statute must be included in the contract.  
M.S.A. §514.0011 (1)

Give notice by certified mail to the owner and the party that ordered the work within 120 days of the last performance.

**Statement of Mechanic's Lien Claim:**  
Record lien within 120 days of last performance.

File suit within 1 year of last performance.

**No Contract:** Notice prescribed by statute must be given in writing to Owner within 10 days "after work of improvement is agreed upon."  
M.S.A. §514.0011 (2)

#### **Subcontractor, Materialman, Sub-subcontractor**

**Subcontractor's Pre-Lien Notice:** Prescribed written Notice to owner of Potential Claims within 45 days of first performance.<sup>1 & 2</sup>  
M.S.A. §514.011 (2)

Give notice by certified mail to the owner and the party that ordered the work within 120 days of the last performance.

**Statement of Mechanic's Lien Claim:**  
Record lien within 120 days of last performance.

File suit within 1 year of last performance.



[www.mechanicslien.com](http://www.mechanicslien.com)  
1-800-432-7799

# MINNESOTA

5/13 Pub Date Page 2 of 3

## PUBLIC WORKS

Compensatory & Collection Remedies

RIGHTS AVAILABLE: Suit on Payment Bond – bond minimum 100% ##

Minnesota Statute Annotated M.S.A. 574.26

### FIRST STEP

### FILING

#### CLAIMANT

#### PRELIM NOTICE

#### OTHER NOTICES

#### LIEN

#### SUIT

**Sub-Contractor,  
Materialman, Sub-  
Contractor**

None Required

Written Notice of claim to  
contractor & surety within  
120 days after last  
performance.

Not Available

File suit within 1 year of  
last delivery of labor &  
materials to the project.



# MINNESOTA

5/13 Pub Date Page 3 of 3

---

## MINNESOTA NOTES

---

**Notes:**

- 1) M.S.A. §514.011 has prescribed wording that must be included the notice.
- 2) Notices before and during performance usually only apply to residential projects, and to commercial Projects less than 5,000 square feet; seek legal consultation to clarify.
- 3) With limited exceptions, requires performance & payment bonds for full amount of the contract. Payment bond must also list contractors & sureties address, or notice of payment bind claim need not be given.



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!

---

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

**SCHEDULE YOUR FREE CONSULTATION**