

What is a Preliminary Lien Notice and why might I receive one?

In [Mechanics lien](#) law a *Preliminary Notice* (also known as a Notice to Owner, Materialmen's Notice to Owner, Notice of Furnishing, Contractor/Subcontractors Notice to Owner, and others) is a notice sent by the contractor, subcontractor, materialmen, equipment lessors or other parties to a construction project. This is not to create a [Mechanics lien](#) but rather to establish a *right to file a [Mechanics lien](#)*. The distinction is important. If the Preliminary Notice is sent but the claimant's bill is paid the Preliminary Notice has no further legal effect. However, if the bill is not paid, the claimant may now file a [Mechanics lien](#) on the owner's property. Most states do not allow the filing of a [Mechanics lien](#) without claimants being able to prove they first sent a Preliminary Notice.

In the United States about forty states now require some form of a Preliminary Notice to be sent to the owner and general contractor of a construction project.

This is just a normal process of working a larger job. Please do not be concerned when you receive this notice. As soon as we receive our statement and verify all amounts are correct, we pay the bill in full and no further action is taken. Simpson & Simpson Inc. is a local family owned business that has provided service to the surrounding community for 65 years.

If you receive a lien notice it means your job was large enough that one was required by law.

Generally a lien notice will go out to Homeowners associations, Parking lots, and other large jobs.

A lien notice does not mean that we haven't paid our bill, or that there has been a lien filed.

Thank you. We appreciate your business!

If you have any questions please feel free to contact Maggie or Chantell in the office.

(530) 885-4354