



Texas Mechanics Lien Deadlines for Original Contractor - Commercial

If you are an original contractor on a non-residential project, and have contracted directly with the property owner¹, no notice is required before filing a mechanic's lien affidavit.

Please note: If you are a subcontractor of any tier, there are additional requirements for notices to be sent to the owner and the original contractor prior to filing a lien affidavit; these vary depending upon the contractual relationships.

The deadline for filing a Lien Affidavit with the county clerk is the 15th day of the fourth calendar month after the month in which your was completed, terminated, or abandoned.

Original Contractor - contract completed or terminated:	Deadline to file Lien Affidavit:
January	May 15th
February	June 15th
March	July 15th
April	August 15th
May	September 15th
June	October 15th
July	November 15th
August	December 15th
September	January 15th
October	February 15th
November	March 15th
December	April 15th

After the Lien Affidavit is filed, you must send a copy to the Owner not later five (5) calendar days after the date the Affidavit is filed with the county clerk, via certified mail, by traceable private delivery or mailing service (such as UPS or FedEx), or in person.

¹ If you are a subcontractor and the general contractor is wholly owned by or closely affiliated with the owner, you may be considered an "original contractor" for purposes of the Texas statute.