

CONNECTICUT
CONSTRUCTION or MECHANICS
LIEN FORMS
PACKAGE
CONTRACTOR EDITION
(sole proprietor)

Control Number: CT-P091-PKG



U.S. Legal Forms™ thanks you for your purchase of a Construction Lien Forms Package. This package is an important tool to help you with the legal issues that may arise between a contractor who performs services and/or supplies materials or equipment to a property but is not paid for the services/materials/equipment. This package includes state specific forms for a contractor operating as a sole proprietor or individual.

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I. FORM LIST

With your Construction Lien Package, you will find many of the forms that are necessary to protect your legal rights or claims to secure and enforce a lien on property for unpaid services and/or materials or equipment.

Included in your package are the following forms:

1. Certificate of Lien
2. Discharge and Release of Lien
3. Notice of Intent
4. Affidavit of Original Contractor
5. Notice of Lis Pendens

II. DESCRIPTIONS OF FORMS

Brief descriptions of the forms contained in your U.S. Legal Forms™ Construction Lien Package are found below.

Certificate of Lien - Conn. Gen. Stat. §49-34 states that a mechanic's lien is invalid without the filing of a certificate of lien within ninety (90) days after the cessation of work. The certificate must be recorded with the town clerk of the town in which the building, lot or plot is situated, and must be subscribed and sworn to by the lien claimant. The certificate must be served on the property owner, (a) within (90) days of the cessation of work, or (b) prior to the lodging of the certificate but not later than thirty (30) days after the lodging of the certificate.

Discharge and Release of Lien - Any person having an interest in any real property described in a certificate of lien, when said lien is invalid but not discharged, may give written notice to the lienor sent to him at his last known address by registered mail or by certified mail. Upon receipt of such a demand for discharge, the lien holder is required to provide a release to the party requesting the discharge. If the lien is not discharged within thirty (30) days of receipt of the demand for discharge, the person with an interest in the property may apply to the Superior Court for a discharge, with the possibility that the Court may award the plaintiff party damages as a result of the lien holder's refusal to comply

Notice of Intent - With one exception, Connecticut law only allows original contractors, and subcontractors whose contract with the original contractor is in writing and has been assented to in writing by the other party to the original contract, to claim a mechanic's lien. However, other parties may claim a lien if they provide a written notice to the property owner after commencing to furnish materials or render services but not later than ninety (90) days after ceasing to furnish materials or render services. This notice must be given to the property owner. Also, if the original contractor has recorded an affidavit stating the contractor's name, business address, and including a property description, a copy of the Notice of Intent must be served on the original contractor as well.

Affidavit of Original Contractor - With one exception, Connecticut law only allows original contractors, and subcontractors whose contract with the original contractor is in writing and has been assented to in writing by the other party to the original contract, to claim a mechanic's lien. However, other parties may claim a lien if they provide a written notice to the property owner after commencing to furnish materials or render services but not later than ninety (90) days after ceasing to furnish materials or render services. This notice must be given to the property owner. Also, if the original contractor has recorded an affidavit stating the contractor's name, business address, and including a property description, a copy of the Notice of Intent must be served on the original contractor as well.

Notice of Lis Pendens - This Notice of Lis Pendens form is for use by an individual party who has filed a certificate of lien claiming a lien interest in real property to provide notice of a civil action. The notice includes the name of the court where the action has been filed, the name of the parties to the action, the nature and object of the action, and the location and legal description of the property affected by the action. The notice must be recorded on the land records of the town in which the lien is recorded within one year from the date the lien was recorded or within 60 days of any final disposition of an appeal taken in accordance with Conn. Gen. Stat. § 49-35(c), whichever is later. The recorded notice must not later than 30 days after such recording, be served upon the owner of record of the property affected thereby. The

certified copy of the recorded notice that contains the endorsed return of service must also be recorded with the clerk of the court in which the action is brought to be included in the record.

If you need additional information, please visit www.uslegalforms.com and look up forms by subject matter. You may also wish to visit our legal definitions page at <http://definitions.uslegal.com/>

III. TIPS ON COMPLETING THE FORMS

The form(s) in this packet may contain “form fields” created using Microsoft Word or Adobe Acrobat (“.pdf” format). “Form fields” facilitate completion of the forms using your computer. They do not limit your ability to print the form “in blank” and complete with a typewriter or by hand.

It is also helpful to be able to see the location of the form fields. Go to the View menu, click on Toolbars, and then select Forms. This will open the Forms toolbar. Look for the button on the Forms toolbar that resembles a shaded letter “a”. Click this button and the form fields will be visible.

By clicking on the appropriate form field, you will be able to enter the needed information. In some instances, the form field and the line will disappear after information is entered. In other cases, it will not. The form was created to function in this manner.

IV. DISCLAIMER

These materials were developed by U.S. Legal Forms, Inc. based upon statutes and forms for the subject state. All information and Forms are subject to this Disclaimer:

All forms in this package are provided without any warranty, express or implied, as to their legal effect and completeness. Please use at your own risk. If you have a serious legal problem, we suggest that you consult an attorney in your state. U.S. Legal Forms, Inc. does not provide legal advice. The products offered by U.S. Legal Forms (USLF) are not a substitute for the advice of an attorney.

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