

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

Control Number: KY-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. Notice of Furnishing
2. Notice to Owner
3. Notice to Owner - Owner Occupied Single or Double Family Dwelling
4. Notice of Furnishing - Professional
5. Discharge of Lien

## II. DESCRIPTIONS OF FORMS

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

Notice of Furnishing - This notice is provided to a property owner by a professional lien claimant, being either a professional engineer, land surveyor, licensed architect, or landscape architect. It provides notice of services provided by the lien claimant and the amount of his potential lien. It is required that the professional lien claimant must have contracted directly with the property owner or his agent.

Notice to Owner - This notice is provided to a property owner by a lien claimant who has not contracted directly with the property owner. No party who has not contracted directly with the property owner may acquire a lien unless this notice is provided timely. If the claim is less than \$1000, the lien claimant has seventy-five (75) days to provide notice to the property owner. If the claim is more than \$1000, the lien claimant has one hundred twenty (120) days to provide notice to the property owner. Kentucky statutes permit this notice to be mailed to the last known address of the owner, or his duly authorized agent.

Notice to Owner - Owner Occupied Single or Double Family Dwelling - This notice is provided to a property owner where the property undergoing improvements is a single or double family dwelling occupied by the owner. No party who has not contracted directly with the property owner may acquire a lien unless this notice is provided to the occupant owner within forty-five (45) days of the last delivery of material or performance of labor. Kentucky statutes permit this notice to be mailed to the last known address of the owner, or his duly authorized agent.

Notice of Furnishing - Professional - This notice is provided to a property owner by a professional lien claimant, being either a professional engineer, land surveyor, licensed architect, or landscape architect. It provides notice of services provided by the lien claimant and the amount of his potential lien. It is required that the professional lien claimant must have contracted directly with the property owner or his agent. Any lien created under this section is only good for twelve months from the date of the filing of this notice.

Discharge of Lien - Kentucky construction lien law does not contain a specific provision for the discharge of a lien. However, this form allows a lien holder to provide a property owner with a standard release upon payment in full.

If you need additional information, please visit [www.uslegalforms.com](http://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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