

NEVADA

CONSTRUCTION or MECHANICS
LIEN FORMS

PACKAGE

CONTRACTOR EDITION
(sole proprietor)

Control Number: NV-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 Lien
2. Notice of Extension of Lien
3. Surety Bond Form
4. Contractor's Notice to Owner
5. Notice of Pendency of Action
6. Assignment 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 Lien - This notice, properly filed, serves to put all parties with an interest in a piece of property that has been improved on notice that the lien claimant has a claim for the value of labor or materials expended in the improvement.

Notice of Extension of Lien - Pursuant to Nevada law, a properly filed lien is only effective for six months after it has been filed, unless the lien claimant files suit during that time. However, the party claiming the lien may extend the duration of his lien by filing a notice of extension. The notice of extension must be filed within six months of the original filing and may not extend the duration of the lien beyond one year from the original lien filing.

Surety Bond Form - One principal method by which a mechanic's lien may be removed from a piece of improved property is for the property owner or principal contractor to obtain a bond in the amount of one and one-half times the amount of the lien claim. Nevada statutes require the bond to be substantially in the form of NV-06-09.

Contractor's Notice to Owner - Nevada statutes require that parties who supply labor or materials for the improvement of property not only notify property owners of the labor and materials provided, (See- Notice to Owner of Materials Supplied), but also provide the property owner with a form notice that lets the owner know of the legal significance of the notice of materials supplied. The statutory form is attached as NV-10-09.

Notice of Pendency of Action - This Notice of Pendency of Action form is for use by an individual party to an action who asserts a real property claim to give notice of the pendency of an action in which that real property claim is alleged pursuant to N.R.S. § 108.239 and to provide information, including the names of all parties to the action, the object of the action, the location and legal description of the real property affected by the action, and the nature and extent of the affirmative relief claimed by defendant in the answer (if applicable).

Assignment of Lien - This Assignment of Lien form is for use by an individual lien claimant who furnished or supplied labor, materials, or laborers for the purpose of improvements of real property and is thus entitled to a lien for the value of labor, materials, or laborers supplied to provide notice that he or she assigns his or her claim and lien to an individual who may commence and prosecute the action upon all of the notices of lien in his or her own name or in the name of the original lien claimant.

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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