



Morris County Clerk's Office

Construction Lien Claim

Ann F. Grossi, Esq., County Clerk
 Administration and Records Building
 P.O. Box 315, 10 Court Street
 Morristown, NJ 07963-0335
 973-285-6130 | morriscountyclerk.org

To the Clerk, County of _____

- In accordance with the terms and provisions of the "Construction Lien Law," P.L.1993,c. 318 (c. 2A:44A-1 et seq.), notice is hereby given that

Name of claimant: _____

Address of claimant: _____

has on _____ claimed a construction lien against the below stated real property of _____ in the amount of \$_____ for the value of the work, services, material or equipment provided in accordance with a contract with _____ for the following work, services, materials or equipment:

- The amount due for work, services, materials or equipment delivery provided by claimant in connection with the improvement of the real property, and upon which this lien claim is based, is as follows:

Total contract amount:	\$
Amendments to contract:	\$
Total contract amount and amendments to contract:	\$
Less agreed upon credits:	\$
Contract amount paid to date:	\$
Amendments to contract paid to date:	\$
Total reductions from contract:	\$
Amount and Amendments to contract:	\$
Total lien claim amount:	\$

A Notice of Unpaid Balance and Right to File Lien (in any) was previously filed with the County Clerk of _____ County on _____ as No. _____ in Book _____, Page _____.

3. This construction lien is claimed against the interest of _____
as: Owner Lessee Other (describe) _____
in that certain tract or parcel of land and premises described as Block _____ Lot _____
on the tax map of the _____ of _____ County of
_____ State of New Jersey, for the improvement of which property the aforementioned
work, services, materials or equipment was provided.

4. The work, services, materials or equipment was provided pursuant to the terms of a written contract
(or, in the case of a supplier, a delivery or order slip signed by the owner, contractor or subcontractor
having a direct contractual relation with a contractor, or an authorized agent of any of them, dated
_____ between Claimant and
Name:
Address:

5. The date of the provision of the last work, services, material or equipment for which payment is
claimed is: _____

Notice to Owner of Real Property

Your real estate may be subject to sale to satisfy the amount asserted by this claim. However, your real estate cannot be sold until the facts and issues which form the basis of this claim are decided in a legal proceeding before a court of law. The lien claimant is required by law to commence suit to enforce this claim.

The claimant filing this lien claim shall forfeit all rights to enforce the lien and shall be required to discharge the lien of record, if the claimant fails to bring an action in the Superior Court, in the county in which the real property is situated, to establish the lien claim:

1. Within one year of the date of the last provision of work, services, material or equipment, payment for which the lien claim was filed; or
2. Within 30 days following receipt of written notice, by personal service or certified mail, return receipt requested, from the owner requiring the claimant to commence an action to establish the lien claim.

You will be given proper notice of the proceeding and an opportunity to challenge this claim and set forth your position. If, after you (and/or your contractor or subcontractor) have had the opportunity to challenge this lien claim, the court of law enters a judgment against you and in favor of the claimant filing this lien claim, and thereafter you fail to pay that judgment, your real estate may then be sold to satisfy the judgment.

You may choose to avoid subjecting your real estate to sale by doing either of the following:

1. You (or your contractor or subcontractor) can pay the claimant and obtain a discharge of lien claim from the claimant; or
2. You (or your contractor or subcontractor) can cause the lien claim to be discharged by filing a surety bond or making a deposit of funds as provided for in section 31 of P.L. 1993, c. 318 (C. 2A:44A-31).

If you (or your contractor or subcontractor) choose to discharge the lien claim by filing a surety bond or making a deposit of funds as provided in section 31 of P.L. 1993, c. 318 (C. 2A:44A-31), you will retain your right to challenge this lien claim in a legal proceeding before a court of law.

Notice to Subcontractor or Contractor

This lien has been filed with the county clerk and served upon the owner of the real estate. This lien places the owner on notice that this real estate may be sold to satisfy this claim unless the owner pays the claimed sum to this claimant.

Date: _____

Signed: _____

Print Name/Title: _____

For: _____

Claimant's Representation and Verification

Claimant represents and verifies that:

1. The amount claimed herein is due and owing at the date of filing, pursuant to the claimant's contract described in the construction lien claim.
2. The work, services, materials or equipment for which this lien claim is filed was provided exclusively in connection with the improvement of the real property which is the subject of this claim.
3. This claim has been filed within 90 days from the last date upon which the work, services, materials or equipment for which payment is claimed was provided.
4. The foregoing statements made by me are true, to the best of my knowledge. I am aware that if any of the foregoing statements made by me are false, this construction lien claim will be void and that I will be liable for damages to the owner or any person injured as a consequence of the filing of this lien claim.

Date: _____

Signed: _____

Name/Title of Claimant: _____

Acknowledgments

State of New Jersey, County of _____ SS:.

I certify that on _____, _____ personally came before me who stated to my satisfaction that this person (or if more than one, each person):

- a. Was the maker of the attached instrument; and,
- b. Executed this instrument as his or her own act.

Signed: _____

Print Name: _____

State of New Jersey, County of _____ SS:.

I certify that on _____, _____ personally came before me who stated to my satisfaction that this person (or if more than one, each person):

- a. Was the maker of the attached instrument; and,
- b. Was authorized to and did execute this instrument as _____ of _____, the entity named in this instrument.

Signed: _____

Print Name: _____

Record and return to:

Name: _____

Address: _____