SUMMARY OF THE REQUIREMENTS TO BE MET BY A LIEN CLAIMANT ON A WASHINGTON PRIVATE CONSTRUCTION PROJECT*

NOTICE TO CUSTOMER	FROM:	Prime Contractor working on four or fewer residential units when the contract price is $1,000 or more, or on a commercial building when the contract price is $1,000 or more, but less than $60,000.
	TO:	Owner.
	WHEN:	Before starting construction.
NOTICE OF FURNISHING PROFESSIONAL SERVICES	FROM:	Provider of professional services.
	TO:	County Recorder.
	WHEN:	As soon as professional services are commenced.
PRECLAIM NOTICE (for all projects except repair and remodeling of owner-occupied single-family residence)	FROM:	Provider of professional services, materials or equipment, **except** that the following need not provide the notice: (1) a provider that contracts directly with the owner or the owner's actual agent, or (2) a first tier subcontractor.
	TO:	Owner and usually also prime contractor.
	WHEN:	New single family residence: within ten days of first supplying professional services, materials or equipment; All other projects: within 60 days of first supplying professional services, materials or equipment.
PRECLAIM NOTICE (for repair and remodeling of owner-occupied single-family residence)	FROM:	Provider of professional services, materials or equipment to anyone other than the owner.
	TO:	Owner and usually also prime contractor.
	WHEN:	Immediately after agreeing to furnish professional services, materials or equipment.
NOTICE TO REAL PROPERTY LENDER (only applicable where there is not a payment bond of at least 50% of the amount of construction financing)	FROM:	Potential lien claimant to whom payment is five or more days overdue.
	TO:	Construction lender, owner, and prime contractor.
	WHEN:	Within 35 days of date payment is due.
CLAIM OF LIEN	FROM:	Unpaid claimant.
	TO:	County Recorder.
	WHEN:	Not later than 90 days after the last furnishing of labor, professional services, materials or equipment or the last date on which employee benefit contributions were due.
COPY OF CLAIM OF LIEN	FROM:	Unpaid claimant.
	TO:	Owner.
	WHEN:	Within 14 days of date claim of lien is filed for recording.
DEADLINE FOR FILING A LAWSUIT		Within eight months of recording claim of lien.

* This summary is intended to generally set forth the requirements applicable to most lien claimants. The remainder of the chapter should be consulted for a more detailed discussion.