

Lien Rights Management: Is the Full Legal Property Description Required in My State?

Lien rights management is an extremely effective way for construction companies to make sure that they get paid the money they've earned.

However, as **powerful and accessible** as lien rights may be, there are still a myriad of requirements and rules that must be satisfied in order to leverage those rights.

On top of that, these rules often change depending on the state you're in (along with a number of other factors).

The bottom line? **Lien rights are powerful, but successfully managing lien rights is complicated.**

One specific aspect of lien rights management that varies from state-to-state is whether the **Full Legal Property Description** must be used on all of the documents in the lien rights process.

The full legal property description requirement is outlined for all 50 states and Washington DC in the **accompanying table** (shown, right).

While only **11 jurisdictions** explicitly mandate the use of the full legal property description, its use is recommended in **another 9 states**.

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Full Legal Description Required	Full Legal Description Not Required
Alaska	Alabama
Arizona	Arkansas
Indiana	California
Iowa	Connecticut
Michigan	Delaware
Missouri	Florida
Ohio	Hawaii
Oklahoma	Idaho
Wisconsin	Illinois
Wyoming	Kentucky
Washington D.C.	Maine
Not Required, but Recommended	Maryland
Colorado	Massachusetts
Georgia	Minnesota
Kansas	Mississippi
Louisiana	Montana
North Dakota	Nebraska
South Dakota	Nevada
Tennessee	New Mexico
Texas	North Carolina
Washington	Oregon
Block and Lot is Best Practice	Pennsylvania
New Jersey	Rhode Island
New York (NYC)	South Carolina
<u>Click here for Lien and Notice FAQs and free resources for all 50 states</u>	Utah
	Vermont
	Virginia
	West Virginia