



What Realtors Should Know About Liens

Most Common Types of Liens

Judgment Lien
Property Tax Lien
Income Tax Lien
Security Deed
Materialman's Lien
HOA Lien
Water Lien

Time Limits on Liens

Judgment, Recorded Tax and Water Liens are each seven years' time limit. They can be renewed for another seven years with a nulla bona. Federal judgments have a twenty-year limit.

GDOR (state tax) liens have ten-year limit. Federal tax lien is ten years plus 30 days from date of assessment.

Materialman's Liens - 90 days from completion of work to record the materialman's lien and 395 days from lien to file a suit to perfect materialman's lien.

HOA liens have four-year limit if not filed pursuant to a lawsuit. If a suit was filed, judgment obtained, and judgment fi fa filed, then the usual seven years for a judgment lien.

Security Deeds

If the deed was granted prior to 1994, the limit is 20 years past the maturity date on the deed. If it is from after 1994, the limit is seven years from the maturity date, or 20 years from the execution date (if there is no maturity date on the deed). However, if there is language on the deed that it is a "perpetual and indefinite security interest", it must be released by the lender.