

VERIFY GENERAL CONTRACTOR'S INFORMATION

Tenants are almost never the Owner.



Craig Altman, President
TRADITION SOFTWARE

How many properties do retailers and restaurants such as DOLLAR TREE, LENS CRAFTERS, TGIF FRIDAYS, STARBUCKS and the UPS STORE own nationally?

If you answered zero, you would be correct.

But almost every day, we field phone calls from PreLien2Lien software users or get notice requests from our TRADITION LIEN SERVICE customers that state that the General Contractor told them that STARBUCKS owns the property that is within the Seattle's PIKE PLACE MARKET, or Chicago's UNION STATION. Retailers overwhelmingly are tenants, not owners of the property their business is located within.

So you might ask, "why is this important?" It is very important, as a lien is against the property, and 1st notices or liens for the property must be delivered to the legal property owner name and address.

As an example, The Westfield Galleria Mall in Roseville, CA is owned by ROSEVILLE SHOPPINGTOWN LLC with a legal address in Carlsbad, CA. You must be able to provide proof in court if it reaches that point that the notice or lien with the correct owner name was mailed to their legal address which is the last known address on record with the county or other public entity that maintains property title information for the work of improvement.

Record a construction lien early to insure legal deadlines are met.

All too often we get phone calls from contractors and suppliers who wait until a day or two before the legal deadline to "consider" recording a construction lien for a project they are not fully paid on.

Inevitably when I ask why they waited I hear "...we really did not want to file a lien because of our longstanding business relationship with the general contractor or owner." Or, "...I was really hoping they would pay."

The reality is, companies generally pay their bills on time if they have good business practices to go with solid accounting principles to pay vendors. Most projects where an individual needs to pay a General Contractor or tradesman pay on time.

So if you look at a receivable that is older than sixty days, chances are not good you will be paid by day seventy or eighty. With most states lien laws mandating a ninety day deadline from completion of work to record a legal lien, you are better recording a lien early before the deadline and releasing it upon payment clearing than "waiting" and "hoping" that payment comes before a lien deadline.

Updated state lien notices.

Your annual subscription to use PreLien2Lien always includes free legal updates as they become available. States with updated notices include Nevada, Virginia (May 2022), Iowa, Colorado (September 2022), Montana (November 2022), Washington, District of Columbia (December 2022), Oklahoma (January 2023), and Tennessee, Wisconsin (February 2023).

Software Development Manager keeps improving PreLien2Lien.

You can accomplish a lot if you do a job for four years. Jan Vit, our Software Development Manager had the unenviable task of taking over the development, bug support and hosting of PreLien2Lien from a few interim managers after the passing away of Miriam Liskin in 2017.

Amongst Jan's many accomplishments since 2019, PreLien2Lien has moved from a traditional web hosting environment to the cloud. The application is hosted on AMAZON WEB SERVICES (AWS), and backed up with MICROSOFT Azure.

When Jan is not being husband and father to three kids under the age of five, he is working on developing the next version of PreLien2Lien. He splits his time working from offices in Prague and Chicago, IL.

PreLien2Lien-Lien Service edition is now online.

Did you know that national lien services license PreLien2Lien to print notices for thousands of companies?

The original PreLien2Lien-Lien Service has software technology behind it that dates back to 1995. It was desktop based, with a shared database that resides on a network server. Over the years, it was enhanced greatly, including integration online with the MyLienCenter.com lien portal.

The software-as-a-service (SaaS) based version of PreLien2Lien is now integrated with MyLienCenter.com for customer data entry. TRADITION LIEN SERVICE is the first national lien service using the new version.

tradition lien service

Get your past due invoices paid through the effective use of each state's construction lien laws.

- Construction Liens: \$170. Includes owner and legal party verification, notarization and delivery costs. County recording fees extra.
- Bond Claims: \$70. Includes verification of bond number, owner and other legal parties, notarization and delivery costs.
- Stop Notices: \$70. Includes owner and legal party verification, notarization and certified mail delivery to lender.
- 1st Notices: \$26. Includes owner and legal party verification, certified mail delivery to owner or contractor. CALIFORNIA notices start at \$31.

Contact Craig Altman, at (800) 886-8770 x304.

RETURN SERVICE REQUESTED

TheTradition

THE TRADITION SOFTWARE NEWSLETTER

TIPS TO RECORD YOUR OWN CONSTRUCTION LIENS:

Updates from IDAHO and NEBRASKA

Every year, TRADITION LIEN SERVICE records construction liens in numerous states. For everyone's benefit, we document our research and post it on our corporate websites.

A few pointers from around the country follow:

Recording a IDAHO Claim of Lien in Canyon County - A Pacific Northwest supplier of geomembrane linings and geosynthetics asked our TRADITION LIEN SERVICE division to record a IDAHO Claim of Lien for non-payment on a work done on a evaporation pond in Nampa, ID within Canyon County.

A lien should be recorded with the County Recorder in the county where the improved property is located. A recorded copy should be mailed by Certified Mail or personal delivery within twenty-four (24) hours to the improved property's Owner, Agent or Trustee along with the other legal parties for improvement (Customer, Lender/Surety).

The Canyon County Recorder's fees to record are as follows: \$10 for 1st page and \$3.00 for each additional page (document size 8-1/2" x 11"). Make checks payable to CANYON COUNTY RECORDER and they will accept out-of-state business checks. Actual recording by mail is one (1) business day. The original document will be mailed back the same day after recording. Be sure to send a self-addressed stamped envelope.

Claimants must begin a lien foreclosure action within six (6) months from the date the Claim of Lien was recorded for the project.

Recording a NEBRASKA Construction Lien Claim in Douglas County - An Omaha, NE based home improvement contractor who was not paid after providing new roofing, siding and gutters on a residence asked our TRADITION LIEN SERVICE division to record a NEBRASKA Construction Lien on a home in Omaha, NE within Douglas County.

The lien should be recorded with the Register Of Deeds office in the county where the improved property is located. Cost to record a lien with the Douglas County Register of Deeds is \$10 for the first page, and \$6 for each additional page.

Claimants who recorded a lien have up to two (2) years from the date the original NEBRASKA Construction Lien was recorded to file a foreclosure lawsuit against the improved property.

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PRELIEN2LIEN

Do it yourself (DIY) online software solutions for construction lien, bond claim, stop notice, and lien waiver management.

- Lease on an annual basis with unlimited training, technical support by phone (800 number), and legal updates.
- Lite (10 projects) versions cost as little as \$159 in the first year.
- One or more users can share data online using any internet enabled device (computer, laptop, Mac, tablet or cell phone).
- Print notices on 8.5" x 11" plain paper, or USPS Certified Mail Pettit Forms.
- Get legal name and owner address information by purchasing for an additional fee Property Owner Reports.

