

TIMETABLES OUTLINING DEADLINES

Caution: The following tables outline only the timetables for various deadlines; the attorney must have a clear understanding of the statutes to properly apply the tables.

Timetable for Nonresidential Projects (Tex. Prop. Code Ann. §53.056 (Vernon 1995 & Westlaw 2005))

Month of Activity	Deadline for Notice to Original Contractor by a Subcontractor or Derivative Claimant	Deadline for Notice to Owner & Original Contractor By a Subcontractor or Derivative Claimant	Deadline for Filing Lien Affidavit by All Claimants**
January	March 15	April 15	May 15
February	April 15	May 15	June 15
March	May 15	June 15	July 15
April	June 15	July 15	August 15
May	July 15	August 15	September 15
June	August 15	September 15	October 15
July	September 15	October 15	November 15
August	October 15	November 15	December 15
September	November 15	December 15	January 15
October	December 15	January 15	February 15
November	January 15	February 15	March 15
December	February 15	March 15	April 15

****WARNING:**

Tex. Prop. Code Ann §53.103(2)-

To share in the Owner's retainage, the claimant's Mechanic's and Materialman's Lien Affidavit is due within 30 days of Final Completion.

TIMETABLE FOR PUBLIC WORKS

(Tex. Gov't. Code Ann. §2253.041 and §2253.047 (Vernon 2000 & Westlaw 2005))

Month of Activity	Deadline for Notice to Original Contractor by Subcontractor or Derivative Claimant	Deadline for Surety Company, Notice to Owner & Original Contractor Subcontractor or Derivative Claimant
January	March 15	April 15
February	April 15	May 15
March	May 15	June 15
April	June 15	July 15
May	July 15	August 15
June	August 15	September 15
July	September 15	October 15
August	October 15	November 15
September	November 15	December 15
October	December 15	January 15
November	January 15	February 15
December	February 15	March 15

**** WARNING:**

Tex. Gov't. Code Ann. §2253.046-

To recover on a claim for payment of retainage, written notice of the claim to the prime contractor and surety must be sent within 90 days of Final Completion.

TIMETABLE FOR RESIDENTIAL PROJECTS

(Tex. Prop. Code Ann. §53.252 (Westlaw 2005))

Month of Activity	Deadline for Notice to Owner & Original Contractor Subcontractor or Derivative Claimant	Deadline for Filing Lien Affidavit by All Claimants**
January	March 15	April 15
February	April 15	May 15
March	May 15	June 15
April	June 15	July 15
May	July 15	August 15
June	August 15	September 15
July	September 15	October 15
August	October 15	November 15
September	November 15	December 15
October	December 15	January 15
November	January 15	February 15
December	February 15	March 15

****WARNING:**

Tex. Prop. Code Ann. §53.103(2)-

To share in the Owner's retainage, the claimant's Mechanic's and Materialman's Lien Affidavit is due within 30 days of Final Completion.