

## TEXAS LIEN WAIVER FORMS%0A

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Texas Construction Association | TCA  
lien waiver forms Effective January 1, 2012, pursuant to Subchapter L, Chapter 53, Texas Property Code, statutory forms are required for any waiver and release of a lien or payment bond claim. House Bill 1456 of the 82nd Legislature contains the statutory wording for the forms and other important changes in law.

#### PROPERTY CODE CHAPTER 53. MECHANIC'S, CONTRACTOR'S, OR ...

A mechanic's lien affidavit is not a lien on your property, but the filing of the affidavit could result in a court imposing a lien on your property if the claimant is successful in litigation to enforce the lien claim.

[The New Lien Waiver Form Prevents Subs and Suppliers from ...](#)

[The New Lien Waiver Form Prevents Subs and Suppliers from being Strong Armed By Joe Virene on May 13th, 2013](#) Posted in Liens Historically, subcontractors and suppliers were compelled to sign onerous and overreaching lien waivers and releases in order to receive payment.

[Lien Waivers: 12 States with Required Forms that You Have ...](#)

Lien waivers are routinely exchanged by parties on construction projects. Interestingly, however, there are only 12 states that have lien laws that set forth what must be on those lien waiver forms.

[Texas Subcontractor Lien Waver - Buy Real Estate Legal ...](#)

This Texas real estate legal form can be used to ensure your subcontractor waives any mechanic lien rights once they have been paid in full. Download it today from Texas Legal Forms.

[Lien Demand Letter Template Collection - simpleartifact.com](#)

Assortment of lien demand letter template that will perfectly match your needs. When creating a formal or company letter, presentation design as well as style is vital to earning a good initial impact.

[Free Real Estate Lien Release Forms - PDF | eForms Free ...](#)

Real Estate Lien Release Forms Create a high quality document online now! Create Document. A Partial Release of Lien Is a waiver and release of lien upon progress during a work contract, usually for construction, that is met upon payment by the owner of the company. What is a Lien Release? A Lien Release (also considered a Lien Cancellation or Release of Lien) is a legally binding

**Do Lien Waivers Need To Be Notarized? Usually, No!**  
The Texas lien waivers rule is explicit that lien waivers must be notarized to effectively release the owner from filed lien claims. This is all part of 2013 Texas legislation introducing strict waiver requirements and statutory forms. **Texas State Lien Law Summary - Levy | von Beck**

(1) A waiver or release of lien rights or payment bond claims by the affiant that is conditioned on the receipt of actual payment or collection of funds when payment is made by check or draft BUT NOTE that, as of 1/1/12, it appears that the waiver and release are only allowed on single-family dwellings, as set out in the can lien rights be waived section below;

#### **Free Texas Mechanics Lien Forms**

Texas, Notice of Intent to Lien Form Download. Even though sending a Notice of Intent to Lien is an optional step in the state of Texas, we strongly recommend that potential lien claimants send this document before filing a mechanics lien.