

MECHANICS' LIENS RECORDING REQUIREMENTS

Per SC Code 29-5-90:

Mechanics' Liens should be served on the owner, and then recorded in the Register of Deeds Office within 90 days after claimant ceases to labor or furnish labor or materials for such building or structure. The form should include the following:

Name of the property owner

Name of the claimant

Statement of just and true account of the amount due

Description of property intended to be covered by the lien (The description should be sufficiently accurate for identification.)

Certificate should be subscribed and sworn to by the person claiming the lien or by someone on his behalf (signed and notarized)

Affidavit of service should be filed with the lien

Recording fee is \$10.00 for first four pages and \$1.00 additional per page over four.

Per SC Code 29-5-120:

Unless suit is commenced, and a notice of pendency of the action is filed within six months after the person ceases labor or furnish labor or materials the lien is dissolved. (Suit is filed with the Clerk of Court.)