



LEVELSET

2020 Texas Lien Deadlines

Texas mechanics liens are due by the 15th of the month.

Texas is unlike any other state when it comes to calculating its lien period. Other states use a specific number of days or months to set their lien deadlines, but Texas uses cryptic language to define the lien period. The deadline is stated as “on the 15th day of the month four/three months after the last month the claimant performs work.” Furthermore, there are different deadlines for residential, non-residential, and state jobs.

This chart makes it easy to identify Texas lien deadlines and takes into account when the 15th falls on a weekend or holiday, shifting the deadline to the prior business day.

Work Last Performed In	Residential Liens Due	Non-Residential Liens Due	State Liens Due
January 2020	Wednesday 4/15	Friday 5/15	Wednesday 4/15
February 2020	Friday 5/15	Monday 6/15	Friday 5/15
March 2020	Monday 6/15	Wednesday 7/15	Monday 6/15
April 2020	Wednesday 7/15	Friday 8/14	Wednesday 7/15
May 2020	Friday 8/14	Tuesday 9/15	Friday 8/14
June 2020	Tuesday 9/15	Thursday 10/15	Tuesday 9/15
July 2020	Thursday 10/15	Friday 11/13	Thursday 10/15
August 2020	Friday 11/13	Tuesday 12/15	Friday 11/13
September 2020	Tuesday 12/15	Friday 1/15/2021	Tuesday 12/15
October 2020	Friday 1/15/2021	Monday 2/12/2021	Friday 1/15/2021
November 2020	Monday 2/12/2021	Monday 3/15/2021	Monday 2/12/2021
December 2020	Monday 3/15/2021	Thursday 4/15/2021	Monday 3/15/2021

Dates are in 2020 unless otherwise noted.