

WHEN RECORDED RETURN TO:

NOTICE OF PRECONSTRUCTION SERVICES LIEN

Notice is hereby given that _____[*Name of Company/Person Providing Preconstruction Services*]_____, (hereinafter referred to as “**Claimant**”), locate at _____[*Address of Claimant*]_____, and whose telephone number is _____[*Phone Number of Claimant*]_____, hereby claims a preconstruction services lien pursuant to UTAH CODE ANN. § 38-1-1 *et seq.*, upon the property described hereinafter. Claimant’s lien is based upon the following:

1. Claimant provided preconstruction services, as defined by UTAH CODE ANN. § 38-1-2(13), in connection with the design and/or construction of improvements on the real property, located at approximately _____[*Address of Property*]_____, being more particularly described as follows:

[Legal Description of Property]

(the “**Property**”).

2. To the best of Claimant’s knowledge, _____ is the reputed and/or record owner of the Property.

3. Claimant provided the following preconstruction services in connection with the design and/or construction on the Property: _____[*General Description of Preconstruction Services Provided*]_____.

4. There is due and owing to Claimant for the preconstruction services it provided _____[*Principal Amount Owed*]_____, together with interest, costs, and attorneys’ fees.

5. The preconstruction services for which demand and claim are made were provided to or at the request of _____.

6. Claimant furnished the last preconstruction services on or about the _____ day of _____, 20____.

7. Claimant filed a Notice of Retention on or about the _____ day of _____, 20____.

6. PROTECTION AGAINST LIENS AND CIVIL ACTION. If this Notice of Lien is being filed on a residence as defined in Utah Code Annotated § 38-11-102(18), notice is hereby provided that under Utah law an “owner” may be protected against liens being maintained against an “owner-occupied residence” and from other civil action being

maintained to recover monies owed for “qualified services” performed or provided by suppliers and subcontractors as a part of the contract between a real estate developer or an original contractor and the owner, if and only if the following conditions are satisfied: (1) the owner entered into a written contract with either a real estate developer or an original contractor; (2) the original contractor was properly licensed or exempt from licensure under Title 58, Chapter 55, Utah Construction Trades Licensing Act at the time the contract was executed; and (3) the owner paid in full the original contractor or real estate developer or their successors or assigns in accordance with the written contract and any written or oral amendments to the contract.

DATED this _____ day of _____, 20__.

[CLAIMANT]

By: _____

Its: _____

STATE OF UTAH)
 :ss.
COUNTY OF _____)

On the ____ day of _____, 20__, personally appeared before me _____, who being duly sworn did say that he/she is authorized to sign the above and foregoing Notice of Mechanics’ Lien and acknowledged to me that he/she executed the same.

My Commission Expires:

NOTARY PUBLIC