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How to Complete Your Colorado Conditional Lien Waiver

Conditional Lien Waiver and Release (Colorado)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. A conditional lien waiver releases a contractor's or supplier's Colorado mechanic's lien rights for work through a date, but **only once the stated payment is received**. It is used with progress payments.

1. **Fill in the project and payment**
   Enter the project, the work, the payment amount, and the date the work is covered through.
2. **Sign before a notary**
   Owners, lenders, and title companies usually require lien waivers to be notarized. Bring a current, government-issued photo ID.

After It's Signed

- Give the signed waiver in exchange for payment. Use the Unconditional Final Lien Waiver at final payment. We have a free form.

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Have questions about this document? To consult with an attorney, contact **Gavrilov & Brooks Law Firm**, Colorado Springs office: 18 N. Sierra Madre St., Suite D, Colorado Springs, CO 80903, **(719) 419-9777**, or **www.gavrilovlaw.com**. Attorneys licensed in California, Nevada, and other states.

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CONDITIONAL LIEN WAIVER AND RELEASE

(Colorado mechanics' lien law, C.R.S. 38-22-101 et seq.)

Owner

Contractor / customer

Project address and county

Claimant (company furnishing labor, materials, or services)

Work furnished

Payment amount ($)

For work through (date)

Check no. / payment method (optional)

Upon receipt of the payment stated above, and only when that payment has cleared, the claimant waives and releases its mechanic's lien rights, claims, and stop-payment rights against the property for work furnished through the date stated above. This waiver does not cover retainage, extra work, or work after that date, and is void if payment is not received or does not clear.

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Date

X

Claimant's authorized signature

Title

Printed name

JURAT

STATE OF COLORADO)
) ss.
COUNTY OF ____)

Subscribed and sworn to before me on

(date)

by (name of signer)

X

Notary Public

(Notary seal)

Notary's printed name

Notary ID number

My commission expires

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