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How to Release a Nevada Mechanic's Lien

Clearing a Recorded Notice of Lien After Payment

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR NEVADA RELEASE OF MECHANIC'S LIEN.

About this form. When a contractor, subcontractor, or supplier who recorded a **notice of lien** is paid, the lien must be released so the owner can sell or refinance. Nevada law requires lien claimants to record a release promptly after payment (NRS Chapter 108), and delay can carry penalties.

1. **Get the recorded notice of lien**
   Copy its recording date, document number, owner, and amount.
2. **Describe the property**
   Copy the APN and legal description.
3. **Choose full or partial**
   Most releases are in full after payment.
4. **Sign before a Nevada notary**
   Do **not** sign ahead of time. Bring a current government-issued photo ID. Our Nevada-commissioned notaries come to you.
5. **Record the release**
   Record it with the County Recorder where the property is located.
6. **Send the owner a copy**
   Give the owner and any title company the recorded release.

Good to Know

- Progress-payment lien waivers are different forms set by Nevada statute.
- If a paid claimant will not release, the owner may seek a court order.
- Talk to an attorney about a disputed lien.

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Questions about this document? Talk to an attorney. Gavrilov & Brooks Law Firm has attorneys licensed in Nevada, California, and other states. Phone and video consultations are available. **(916) 504-0529** · **www.gavrilovlaw.com**

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YOUR FORM BEGINS ON THE NEXT PAGE

APN: _____

Recording Requested By: _____

When Recorded Mail To:

Name: _____

Address: _____

City/State/ZIP: _____

RELEASE OF NOTICE OF LIEN

Release of Mechanic's Lien (NRS Chapter 108)

The undersigned lien claimant

_____ _____

(name of claimant — contractor, subcontractor, supplier) (address)

recorded a notice of lien on

_____ _____ _____

(recording date) document / instrument number (county)

against the property of

_____ _____

(name of owner as shown in the lien) (lien amount)

described as:

_____ _____ _____

(street address) (city) (county)

Legal description (copy exactly from the deed, or write "See Exhibit A attached"):

_____

(legal description, line 1)

_____

(legal description, line 2)

Release (mark one): ☐ the claimant releases the notice of lien **in full** ☐ the claimant releases the notice of lien as to the following only:

_____

(portion of property or amount released)

The undersigned is the lien claimant or is authorized to sign this release on the claimant's behalf.

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (NRS 239B.030)

(Date)

(Signature)

(printed name)

If signing for a company or trust: entity name and signer's title

CERTIFICATE OF ACKNOWLEDGMENT

(Nevada Revised Statutes Section 240.166)

State of Nevada)

County of _____)

This instrument was acknowledged before me on _____ by
(date)

_____ .
(name(s) of person(s))

_____
(Signature of notarial officer)

_____
(Title and rank (optional))

(Seal, if any)