First Choice Mobile Notary & Apostille
(866) 828-6856
Book an Appointment Online
www.firstchoicemobilenotary.com

How to Complete Your Utah Conditional Waiver and Release upon Progress Payment

Utah Conditional Waiver and Release upon Progress Payment (Utah Code 38-1a-802)

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

About this form. This is Utah's statutory lien waiver for a **progress payment**. It releases lien and bond rights only to the extent of the payment, and only once the check clears.

1. **Fill in the project and payment**
   Enter the property, customer, invoice number, payment amount, and payment period.
2. **Sign as the company**
   An authorized person signs "By" and states their title. Owners and lenders often ask for the signature to be notarized.

After It's Signed

- If the payment check does not clear, the waiver is void by law.
- Use the Waiver upon Final Payment at the end of the job. We have a free form.

Need a Notary? We Come to You.

Homes • Hospitals • Care Facilities • Offices
Mobile Notary & Apostille Services
Utah-Commissioned Notaries • Serving Utah

Call us anytime
(866) 828-6856
Book an Appointment Online
www.firstchoicemobilenotary.com

Need legal advice about this Utah document? Gavrilov & Brooks Law Firm has a Utah-licensed attorney, with attorneys licensed in other states as well. Phone and video consultations are available. **(916) 504-0529** · **www.gavrilovlaw.com**

This form is provided as a free convenience. First Choice Mobile Notary & Apostille is not a law firm, and a notary public who is not an attorney cannot give legal advice or help you decide what to write on this form. These instructions are general information only and are not legal advice. If you have questions about your situation, consult a licensed Utah attorney. © 2026 First Choice Mobile Notary & Apostille. All rights reserved. This form may be filled in and printed for personal use; it may not be copied, altered, or redistributed for commercial purposes.

UTAH CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

(Utah Code 38-1a-802)

Property Name

Property Location

Undersigned's Customer

Invoice/Payment Application Number

Payment Amount

Payment Period

To the extent provided below, this document becomes effective to release and the undersigned is considered to waive any notice of lien or right under Utah Code Ann., Title 38, Chapter 1a, Preconstruction and Construction Liens, or any bond right under Utah Code Ann., Title 14, Contractors' Bonds, or Section 63G-6a-1103 related to payment rights the undersigned has on the above described Property once:

(1) the undersigned endorses a check in the above referenced Payment Amount payable to the undersigned; and
(2) the check is paid by the depository institution on which it is drawn.

This waiver and release applies to a progress payment for the work, materials, equipment, or a combination of work, materials, and equipment furnished by the undersigned to the Property or to the Undersigned's Customer which are the subject of the Invoice or Payment Application, but only to the extent of the Payment Amount. This waiver and release does not apply to any retention withheld; any items, modifications, or changes pending approval; disputed items and claims; or items furnished or invoiced after the Payment Period.

The undersigned warrants that the undersigned either has already paid or will use the money the undersigned receives from this progress payment promptly to pay in full all the undersigned's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or combination of work, materials, and equipment that are the subject of this waiver and release.

© 2026 First Choice Mobile Notary & Apostille • Serving Utah • (866) 828-6856 | www.firstchoicemobilenotary.com

Dated

(Company Name)

X

By

Its (title)

OPTIONAL NOTARY JURAT

STATE OF UTAH)
) ss.
**COUNTY OF) **

Subscribed and sworn to (or affirmed) before me on

(date)

by (name of signer)

X

Notary Public

(Notary seal)

Notary's printed name

Commission number

My commission expires

© 2026 First Choice Mobile Notary & Apostille • Serving Utah • (866) 828-6856 | www.firstchoicemobilenotary.com