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How to Complete Your Utah Waiver and Release upon Final Payment

Utah Waiver and Release upon Final 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 the **final payment**. It releases lien and bond rights for the project once the final payment check clears.

1. **Fill in the project and payment**
   Enter the property, customer, invoice number, and final payment amount.
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.

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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**

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UTAH WAIVER AND RELEASE UPON FINAL PAYMENT

(Utah Code 38-1a-802)

Property Name

Property Location

Undersigned's Customer

Invoice/Payment Application Number

Payment Amount

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 the final payment for the work, materials, equipment, or combination of work, materials, and equipment furnished by the undersigned to the Property or to the Undersigned's Customer.

The undersigned warrants that the undersigned either has already paid or will use the money the undersigned receives from the final 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.

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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

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