

# Mechanics' & Materialmen's Liens Research Guide

## Overview

This research guide contains information and resources for Mechanics' and Materialmen's Liens in Texas. The resources listed below are not exhaustive and may not include the most up-to-date information. It is for information purposes only and should not be construed as legal advice or act as the substitute for legal counsel.

## Statutes & Codes

Texas Statutes <https://statutes.capitol.texas.gov/>

Property Code – Ch. 53 Mechanic's, Contractor's, and Materialman's Lien  
<https://statutes.capitol.texas.gov/Docs/PR/htm/PR.53.htm>

## Secondary Resources in Print

**The Complete Guide to Mechanic's & Materialman's Lien Laws of Texas KFT 1355.5.S74**

**Texas Transaction Guide KFT 1268.K45**

- Vol. 20, Ch. 84 Mechanics' and Materialmen's Liens

**Texas Litigation Guide KFT 1730.T4**

- Vol. 18, Ch. 271 Mechanic's and Materialmen's Liens

**Texas Forms – Real Estate KFT 1326.A65.0266**

- Ch. 5 Mechanic's Liens

**Texas Real Estate Forms Manual KFT 1326.T4**

- Vol. 3, Ch. 20 Contractual Mechanic's Lien Documents

- Vol. 3, Ch. 21 Involuntary Mechanic's Lien Documents

**Texas Collections Manual KFT 1367 .C6 T49**

- Ch. 7 Creation and Enforcement of Liens

**Texas Practice Guide: Real Estate Transactions KFT 1326 .R4J6**

- Vol. 2, Ch. 11 Priorities; Ch. 13 Homesteads
- Vol. 3, Ch. 17 Rights in Property
- Vol. 4, Ch. 27 Construction Contracts § 27:11

## CLE Materials

**Advanced Real Estate Law Course KFT 1312 A75**

- 2018 Ch. 23 Successful Construction of the Death Star: How Financing Affecting M&M Liens
- 2004 Ch. 26 Statutory Mechanic's Liens in Texas and Related Construction Site Payment Issues Trust Fund Statute, Prompt Pay Act "Removables"
- 2004 Ch. 27 Mechanic's Liens: Beat 'Em, Bust 'Em
- 2000 Ch. 12 Involuntary Mechanic's Liens in Texas – Legislative Update, Nuances and Practical Aspects of Uses and Defenses

**Collections and Creditors Rights KFT 1367.C6S7**

- 2022 Ch. 3- Chapter 7 – Creation and Enforcement of Liens
- 2019 Ch. 4 Bankruptcy Strategies for Collection Lawyers

## Online Resources

**Texas Mechanic's and Materialman's Liens: A Guide for Self-Employed Contractors and Construction Workers PDF**

[https://texaslawhelp.org/sites/default/files/m\\_m\\_lie\\_n\\_guide\\_finalam\\_5.31.16.pdf](https://texaslawhelp.org/sites/default/files/m_m_lie_n_guide_finalam_5.31.16.pdf)

### **An Introduction to Mechanic's Liens**

[https://www.texasbar.com/AM/Template.cfm?Section=Free\\_Legal\\_Information2&Template=/CM/ContentDisplay.cfm&ContentID=28101](https://www.texasbar.com/AM/Template.cfm?Section=Free_Legal_Information2&Template=/CM/ContentDisplay.cfm&ContentID=28101)

### **How to File a Mechanics Lien**

<https://mechanicslien.com/how-to-file-a-mechanics-lien-in-texas/>

### **Mechanic's Liens for Homeowners in Texas (NOLO)**

<https://www.nolo.com/legal-encyclopedia/mechanics-liens-in-texas-for-homeowners.html>

### **Texas Lien Laws - Changes Effective 1/1/2022**

<https://www.bicanet.com/whats-new/texas-lien-laws-changes-effective-1-1-2022/>

## **Legal Assistance**

### **Legal Lines – Ask Attorneys simple legal questions (free service)**

- Tarrant County LegalLine Sign-up  
<https://www.tarrantbar.org/>
- Dallas County LegalLine Sign-up  
<https://www.dallasbar.org/index.cfm?page=legalline>

**Tarrant County Bar Association Lawyer Referral Service: 817-336-4101 (\$20 for the first 30 minutes)**