

# Release of Lien Research Guide

## Overview

This research guide includes information and resources on release of lien. Texas Property Code covers multiple types of liens: judgment liens, mechanic's and materialman's liens, landlord's liens, liens for hospital services, mineral property, railroad laborers, farm, factory, and store workers, newspaper employees, oil and gas, and so on. Most of the resources included in this guide focus on judgment liens. 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 counsel.

*Related guides: Judgment Liens, Mechanics' & Materialmen's Liens*

## Statutes and Codes

Texas Statutes Online [www.statutes.capitol.texas.gov](http://www.statutes.capitol.texas.gov)

Texas Property Code (Title 5) Exempt Property and Liens

- § 52.0012 Release of Record of Lien on Homestead Property (includes form language for Homestead Affidavit as Release of Judgment Lien)  
<https://statutes.capitol.texas.gov/Docs/PR/htm/PR.52.htm#52.0012>
- §52.005 Satisfaction of Judgment (Judgment Lien)  
<https://statutes.capitol.texas.gov/Docs/PR/htm/PR.52.htm#52.005>
- §52.006 Duration of Lien (Judgment Lien)  
<https://statutes.capitol.texas.gov/Docs/PR/htm/PR.52.htm#52.006>
- Ch. 53 Mechanic's, Contractor's, or Materialman's Lien

- §53.281 *et seq* Waiver and Release of Lien or Payment Bond Claim  
<https://statutes.capitol.texas.gov/Docs/PR/htm/PR.53.htm#53.281>

## Secondary Resources in Print

### Texas Litigation Guide REF KFT 1730 .T4

- Vol. 9 §132.101 Release of Judgment Lien
- Vol. 9 §132.102 Release of Record of Lien on Homestead Property
- Vol. 17 §253.25[3] Statutory Broker's Lien – Release of Lien
- Vol. 17 §256.30 Title Insurance Company Affidavit as Release of Mortgage Lien
- Vol. 23 §372.06[9] Child Support Lien – Release of Lien

### Texas Real Estate Forms Manual REF KFT 1326 .T4

- Vol. 1 Ch. 10 Ancillary Loan Documents §10.2 General Considerations for Release of Lien and Partial Release of Lien
  - Form 10-2 Release of Lien
  - Form 10-3 Partial Release of Lien
- Vol. 2 Ch. 16 Water Rights Conveyancing Documents
  - Form 16-8 Partial Release of Lien [Water Rights On-Site Production]
  - Form 16-11 Partial Release of Lien [Water Rights Off-Site Production]
- Vol. 2 Ch. 21 Involuntary Mechanic's Lien Documents
  - Form 21-13 Release of Mechanic's and Materialman's Lien
  - Form 21-14 Partial Release of Mechanic's and Materialman's Lien
- Vol. 2 Ch. 26 Miscellaneous Documents
  - Form 26-27 Homestead Affidavit as Release of Judgment Lien

- Form 26-32 Partial Release of Judgment Lien
- Form 26-34 Release of Judgment Lien

#### **Texas Forms Real Estate REF KFT 1326 .A65**

- Form 3:18 Release
- Form 3:19 Partial release

#### **Beyer's Texas Property Code Annotated REF KFT 1312 .A29 T49**

- Vol. 1, §52.0012 Release of Record of Lien on Homestead Property

## **CLE Materials**

#### **Advanced Real Estate Strategies (PDF only)**

- 2021 New Issues in Construction Law/Panel Discussion, Section III.A. Statutory Lien Releases – Chapter 53 Texas Property Code, p. 7-9

#### **Collections and Creditors Rights (PDF only)**

- 2022 Ch. 7 Creation and Enforcement of Liens

#### **Real Estate Law 101 KFT 1312 .A75 R22**

- 2021 Ch. 4.2 Basic Documents, Section V. Releases of Lien (Partial and Full) *(includes form templates for Release of Lien and Partial Release of Lien)*

## **Online Resources**

Release of Lien Texas (attorney blog)  
<https://kwclaw.com/release-of-lien-texas/>

Rights of Debtors in Texas (Texas Law Help)  
<https://texaslawhelp.org/article/rights-of-debtors-in-texas#what-are-secured-and-unsecured-debts>

Publication 594 (IRS) <https://www.irs.gov/pub/irs-pdf/p594.pdf>

## **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?pg=legalline>

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