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MECHANIC'S LIEN FOUND VALID WHEN FILED 90 DAYS FROM ACTUAL COMPLETION

This year, in *Picerne Construction Corporation v. Castellino Villas*, the California Court of Appeal considered a dispute between a project owner and general contractor regarding the timeliness of the contractor's recording of a mechanics lien. The owner argued that the contractor was required to record its mechanic's lien within 90 days of substantial completion of the project rather than the actual completion date.

The Court disagreed and found that an owner's written acceptance of the project was equivalent to the completion of the work under the Civil Code. Therefore, the contractor had timely recorded the lien within the 90 days permitted under the Civil Code.

The owner argued that its employee did not have the authority to "sign off on the buildings" for purposes of completion of the work, but the Court did not find this argument credible. The court also found that contractors may recover prejudgment interest as part of their mechanic's lien claim.



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