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In Illinois, a mechanics lien must be filed within 4 months after completion of work to be effective against subsequent property owners. If the lien is filed after 4 months but before 2 years after completion of work, it will still be effective against the original owner.

**Illinois Mechanics Liens: Everything You Need to Know ...**

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Cutting the deadline short: Two times Florida contractors must enforce quickly. Under Florida mechanics lien laws, there are two different ways that a property owner to shorten a lien claimant's enforcement deadline. If they file a Notice of Contest of Lien or an Action to Show Cause, the lien claimant has a much shorter deadline to take action.

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55 Fla. Stat. §713.13 states that a notice must be recorded for all improvements other than those exempt under Fla. Stat. 713.02 (5) that is, where the cost of the improvement is \$2,500 or less. 56 If an owner has failed to record or post an NOC, the building permit may be used. 57 Fla. Stat. §713.13(1)(g)(6).

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