

# SUBCONTRACTOR\* CLAIM FOR LIEN

§779.06, Wis. Stats.

NOTE: This Claim for Lien must be docketed with the Clerk of Courts in the County where the Property is located. A copy of this Claim for Lien must also be served on the owner of the property within 30 days after filing the claim.

Date: \_\_\_\_\_

To the Clerk of Circuit Court for \_\_\_\_\_ County, State of Wisconsin:

1. Claimant's Name: \_\_\_\_\_

Claimant's Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Claimant is a  corporation  limited liability company  partnership  
 sole proprietorship  individual  assignee  
 other: \_\_\_\_\_  
(specify)

2. Owner(s) Name: \_\_\_\_\_

Owner Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Legal Description of Owner's Property improved by Claimant is:  
 attached to this Claim for Lien  
 described as: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

located in \_\_\_\_\_ County, Wisconsin, and more commonly known as:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(street address)

\*A Subcontractor is anyone who performs, furnishes, or procures labor, services, materials, plans and/or specifications to improve Owner's property under a contract with any party except the Owner of the property being improved. See § 779.02(2)(b), Wis. Stats.

4. Description of labor, services, materials, plans or specifications furnished by Claimant to improve Owner's Property:

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under a  written contract dated \_\_\_\_\_  
 other (specify): \_\_\_\_\_

5. Date of first visible commencement of the entire work of improvement on the Property (whether by Claimant or others):

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6. Date Claimant first furnished labor, services, materials, plans or specifications:

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7. Date Claimant last furnished labor, services, materials, plans or specifications:

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8. Subcontractor's Identification Notice was (check as applicable):

Given to Owner by hand delivery, registered mail, certified mail, or other service requiring written confirmation of receipt within sixty (60) days after first furnishing labor, services, materials, plans and/or specifications.

Not given to Owner because (check one):

This was residential construction of more than a four-family building.

This was non-residential construction.

Prime Contractor\*, or its officer(s) or controlling shareholder(s) that hired Subcontractor, hold(s) an interest in Owner's Property.

Prime Contractor that hired Subcontractor is managed or controlled by a corporation or company which owns the Property.

Claimant is a laborer or mechanic.

Other: \_\_\_\_\_

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\* A Prime Contractor means "1. A person, other than a laborer, but including an architect, professional engineer, construction manager, surveyor, or other service provider, employed by the owner, who enters into a contract with an owner of land who is not personally the prime contractor as defined in subd. 2. to improve the land, or who takes over from a prime contractor the uncompleted contract. 2. An owner of land who acts personally as prime contractor in improving such land." See, § 779.01(2)(d), Wis. Stats.

9. Date Claimant's Notice of Intention to File Claim for Lien was given to Owner (must be at least 30 days before the filing of this Claim for Lien): \_\_\_\_\_
10. The Total amount owed to Claimant: \$ \_\_\_\_\_
- Amount paid or otherwise satisfied to date: (\$ \_\_\_\_\_)
- AMOUNT CLAIMED \$ \_\_\_\_\_

Statement of Claim

Claimant makes and files this claim for a lien upon the interest held by the Owner in the Property under Chapter 779, Wis. Stats., not more than six (6) months after Claimant last furnished labor, services, materials, plans and/or specifications as stated in Paragraph 7 above. Claimant certifies to the best of Claimant's knowledge and belief that all information contained in this Claim for Lien is correct. Based upon the above information, Claimant claims a lien upon all of the interest which the Owner has in the above described Property and improvements on it at the time of first visible commencement of the work of improvement, or that Owner may have acquired since that time, in the amount of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_).

This claim is subject to amendment in the event foreclosure action is commenced.

Claimant's Name: \_\_\_\_\_

By: \_\_\_\_\_  
(signature)

Authorized Agent's Name: \_\_\_\_\_  
(print name of person signing above)

Title: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone Number: \_\_\_\_\_

The following must be attached to this Claim for Lien:

- Legal Description (unless fully set forth in Paragraph 3 above)
- Copy of Subcontractor's Identification Notice (unless not provided to Owner as indicated in Paragraph 8 above)
- Copy of Subcontractor's Notice of Intention to File Claim for Lien