

Insights

Indiana Construction Law: Guiding Commercial Contractors on Securing Payment – Mechanic's Liens, Part 3 (Podcast)

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For commercial contractors with projects valued in the tens, hundreds, or millions of dollars, getting paid is where the “rubber hits the road.” A mechanic’s lien can be a vehicle for securing payment – but it doesn’t automatically turn into dollars.

In the last installment of this series on mechanic’s liens in Indiana, Blake Holler and Chris Bloomer, attorneys in Krieg DeVault’s Construction Law Practice, provide a high-level overview to guide commercial clients on what to expect on their path to payment. As they explain to host

George Lepeniotis, a mechanic’s lien is a piece of paper, a first step toward preserving the right to get paid, but not the “end all, be all.” For contractors with state construction projects, Blake and Chris discuss the main tool available to enforce payment: the Little Miller Act. Finally, they offer tips for contractors, starting with “organization is key.”

“You need to keep track of your invoices. When are payments due, what work was done? When did you start, when did you finish? Keeping track of all of those things is going to be the easiest way for you to not accidentally trip



over yourself and lose a substantial right in the mechanic's lien to enforce payment quickly," Blake says.

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