

# Index

## ADDRESSES

Notice of lien, **3:2**

## AGREED PRICE OR VALUE

Notice of lien, **3:4**

## AMENDMENT

Notice of lien, amendment of, **3:13**

## AMOUNT OF LIEN

Generally, **2:3 et seq., 8:5**

Itemized statement from lienor, **3:11**

Notice of lien

Agreed price or value, **3:4**

Amount unpaid, **3:4**

## AQUILINO v. UNITED STATES

Priorities among liens, **17:3, 17:4**

## ARBITRATION

Generally, **5:14**

Lien Law Section 35, **5:14**

## ARREARS

Lien for, generally, **1:5**

## ARTICLE 3-A TRUSTS

Generally, **14:1 et seq.**

Action to enforce trust

Generally, **15:4**

Judgment on obligation constituting trust claim, **15:7**

Relief granted in action, **15:6**

Time for bringing action, **15:5**

Aquilino v. United States, priorities among liens, **17:3, 17:4**

Assets of

Contractor trusts, **14:6**

Diversions, tracing trust assets, **16:5**

Owner trusts, **14:3**

Subcontractor trusts, **14:9**

Authority of trustee, **15:1**

## ARTICLE 3-A TRUSTS—Cont'd

Bankruptcy, diversions, **16:9**

Beneficiaries

Claimants within lien law, **17:1, 17:2**

Dual beneficiary status, **14:11**

Owner trusts, beneficiaries of, **14:4**

Right to examine books or receive verified statement, **15:3**

Subcontractor trusts, beneficiaries of, **14:10**

Bona fide purchaser, defense, **16:5**

Bonds

Owner's payments to contractor, securing, **14:14**

Payment bonds

Generally, **17:7**

Owner's payments to contractor, securing, **14:14**

Performance bonds

Generally, **17:6**

Vendee's initial advance, securing, **14:13**

Priorities of bonds and sureties

Generally, **17:5**

Payment bonds, **17:7**

Performance bonds, **17:6**

Wage claimants under Labor

Law § 220-b, **17:8**

Vendee's initial advance, securing, **14:13**

Wage claimants under Labor Law § 220-b, **17:8**

Bond to secure

Owner's payments to contractor, **14:14**

Vendee's initial advance, **14:13**

Books

Duties of trustee regarding

deposits, books or records, **15:2**

**ARTICLE 3-A TRUSTS—Cont'd**

Books—Cont'd

Right to examine books or receive verified statement, beneficiaries', **15:3**

Books or records

Beneficiaries' right to examine books or receive verified statement, **15:3**

Duties of trustee regarding, **15:2**

Claimants

Outside lien law, *Aquilino v.*

United States, **17:3, 17:4**

Trust beneficiaries, **17:1, 17:2**

Wage claimants under Labor Law § 220-b, bonds, **17:8**

Within lien law

Trust beneficiaries, **17:1, 17:2**

Wage claimants under Labor Law § 220-b, bonds, **17:8**

Contractor trusts

Assets of, **14:6**

Beneficiaries of, **14:7**

Creation and duration, **14:5**

Deposit or bond to secure owner's payments to contractor, **14:14**

Creation of trusts

Contractor trusts, **14:5**

Owner trusts, **14:2**

Subcontractor trusts, **14:8**

Defenses

Holder in due course or bona fida purchaser, **16:4-16:7**

Notice of lending, **16:6**

Restoration, **16:7**

Definitions

Diversions, **16:1**

Deposit

Duties of trustee regarding deposits, books or records, **15:2**

Owner's payments to contractor, securing, **14:14**

Vendee's initial advance, securing, **14:13**

Diversions

Defendants in action, **16:2**

**ARTICLE 3-A TRUSTS—Cont'd**

Diversions—Cont'd

Defenses, holder in due course or bona fida purchaser

Generally, **16:4**

Notice of lending, **16:6**

Restoration, **16:7**

Tracing trust assets, **16:5**

Definitions, **16:1**

Discharge in bankruptcy, **16:9**

Illustrative cases of diversion, **16:3**

Larceny by trustee, **16:8**

Notice of lending, defense, **16:6**

Plaintiffs in action, **16:2**

Presumptions, **16:1**

Restoration, defense, **16:7**

Tracing trust assets, **16:5**

Dual beneficiary status, **14:11**

Duration of trusts

Contractor trusts, **14:5**

Owner trusts, **14:2**

Subcontractor trusts, **14:8**

Duties of trustee regarding deposits, books or records, **15:2**

Enforcement issues, relief granted in action to enforce trust, **15:6**

Examine books or receive verified statement, right to, **15:3**

Further trust for contract vendee

Generally, **14:12**

Deposit or bond to secure owner's payments to contractor, **14:14**

Deposit or bond to secure vendee's initial advance, **14:13**

Holder in due course, defense, **16:4-16:7**

Judgments on obligation constituting trust claim, **15:7**

Larceny by trustee, **16:8**

Liens not affected by trusts, **15:8**

Notice of lending, defense, **16:6**

Owners

Bond securing owner's payments to contractor, **14:14**

Trusts, owner trusts

Assets of, **14:3**

## INDEX

### ARTICLE 3-A TRUSTS—Cont'd

- Owners—Cont'd
  - Trusts, owner trusts—Cont'd
    - Beneficiaries of, **14:4**
    - Creation and duration, **14:2**
- Parties, action for diversions, **16:2**
- Performance
  - Priority of performance bonds, **17:6**
  - Vendee's initial advance, securing, **14:13**
- Presumptions, diversions, **16:1**
- Priorities
  - Aquilino v. United States, **17:3, 17:4**
  - Bonds and sureties
    - Generally, **17:5**
    - Payment bonds, **17:7**
    - Performance bonds, **17:6**
    - Wage claimants under Labor Law § 220-b, **17:8**
  - Claimants outside lien law, Aquilino v. United States, **17:3, 17:4**
  - Claimants within lien law, trust beneficiaries, **17:1, 17:2**
  - Payment bonds, **17:7**
  - Performance bonds, **17:6**
  - Trust beneficiaries, **17:1, 17:2**
  - Wage claimants under Labor Law § 220-b, **17:8**
- Records
  - Duties of trustee regarding deposits, books or records, **15:2**
  - Right to examine books or receive verified statement, beneficiaries', **15:3**
- Relief granted in action to enforce trust, **15:6**
- Restoration, diversions, defense, **16:7**
- Right to examine books or receive verified statement, **15:3**
- Subcontractor trusts
  - Assets of, **14:9**
  - Beneficiaries of, **14:10**
  - Creation and duration, **14:8**

### ARTICLE 3-A TRUSTS—Cont'd

- Time for bringing action to enforce trust, **15:5**
- Tracing trust assets, defenses, holder in due course or bona fide purchaser, **16:5**
- Vendor and vendee, further trust for contract vendee, **14:12-14:14**
- Wage claimants, bonds under Labor Law § 220-b, **17:8**

### ASSETS OF TRUSTS

#### Trusts and Trustees (this index)

### ASSIGNMENTS

- Contracts, assignment of
  - Generally, **6:12, 12:7**
  - N.Y.U.C.C. Article 9, **6:13, 12:10**
  - Other priority disputes, **12:9**
  - Priority among assignees, **12:8**
- Liens, assignment of, **6:11, 12:6**
- N.Y.U.C.C. Article 9, **6:13, 12:10**
- Priority, **12:8, 12:9**

### ATTORNEYS' LIENS

- Priorities, **6:10**

### AUTHORITY

- Trustee's authority, **15:1**

### AUTOMATIC STAY

- Bankruptcy, **13:8**

### AVOIDANCE

- Power of bankruptcy trustee, **13:13**

### AWARD OF ARBITRATION

- Generally, **5:14**

### BANKRUPTCY

- Generally, **13:7**
- Automatic stay in, **13:8**
- Avoidance power of trustee, **13:13**
- Continuation/enforcement lien, postpetition, **13:10**
- Diversions, discharge in bankruptcy, **16:9**
- Extension of time to enforce lien, **13:12**

**BANKRUPTCY—Cont'd**

- Federal preference in insolvency, **6:17**
- Non-debtor, postpetition enforcement against, **13:11**
- Notice of lien, postpetition filing of, **13:9**
- Postpetition enforcement against non-debtor, **13:11**
- Postpetition filing of notice of lien, **13:9**
- Postpetition lien continuation/enforcement, **13:10**
- Trustee's avoidance power, **13:13**

**BENEFICIARIES**

- Trusts and Trustees (this index)

**BONA FIDE PURCHASER**

- Defense, **16:5**

**BONDS**

- Discharge of lien
  - Bond or undertaking, discharge by, **5:5, 11:4**
  - Bond to discharge all liens, **5:10**
- Owner's payments to contractor, securing, **14:14**
- Payment bonds
  - Generally, **17:7**
  - Owner's payments to contractor, securing, **14:14**
- Performance bonds
  - Generally, **17:6**
  - Vendee's initial advance, securing, **14:13**
- Priorities of bonds and sureties
  - Generally, **17:5**
  - Payment bonds, **17:7**
  - Performance bonds, **17:6**
  - Wage claimants under Labor Law § 220-b, **17:8**
- Vendee's initial advance, securing, **14:13**
- Wage claimants under Labor Law § 220-b, **17:8**

**BOOKS**

- Duties of trustee regarding deposits, books or records, **15:2**
- Right to examine books or receive verified statement, beneficiaries', **15:3**

**BUILDING LOAN MORTGAGES**

- Priorities, **6:3**

**CERTIFICATE**

- Discharge by filing certificate of release or satisfaction, **5:2**

**CHILD SUPPORT**

- Lien for past due support, generally, **1:5**

**CIRCULAR PRIORITY SYSTEMS**

- Generally, **6:20**

**CLAIMANTS**

- Outside lien law, *Aquilino v. United States*, **17:3, 17:4**
- Trust beneficiaries, **17:1, 17:2**
- Wage claimants under Labor Law § 220-b, bonds, **17:8**
- Within lien law
  - Trust beneficiaries, **17:1, 17:2**
  - Wage claimants under Labor Law § 220-b, bonds, **17:8**

**CLAIMS LIENABLE**

- Generally, **8:2**

**COLLUSIVE MORTGAGES**

- Priorities, **6:6**

**CONDOMINIUMS**

- Creation of lien, **2:12**

**CONSENT**

- Lessor consent to lessee improvements, **2:14**
- Owner's consent to creation of lien, **2:13-2:15**
- Vendor consent to vendee improvements, **2:15**

**CONTENTS OF NOTICE OF LIEN**

- Generally, **3:1-3:7, 9:1**

## INDEX

### CONTINUATION OF LIEN

Duration of Lien (this index)

### CONTRACTOR TRUSTS

Assets of, **14:6**

Beneficiaries of, **14:7**

Creation and duration, **14:5**

Deposit or bond to secure owner's  
payments to contractor, **14:14**

### CONVEYANCES

Priorities, **6:8**

### COOPERATIVES

Creation of lien, **2:11**

### COST OF IMPROVEMENT

Definition, **1:4**

### CREATION OF LIEN

Generally, **8:1**

Amount of lien, **2:3-2:8, 8:5**

Claims lienable, **8:2**

Condominiums, **2:12**

Consent of owner, **2:13-2:15**

Cooperatives, **2:11**

Default, effect of, **2:8**

Derivative rule, **2:3-2:8**

Effect of payment after lien filing,  
**2:5**

Effect of payment before lien filing,  
**2:6**

Extension of derivative rule, **2:4**

Extent of lien, **2:9-2:12**

Filing requirement

Generally, **2:1**

Payment after lien filing, effect of,  
**2:5**

Payment before lien filing, effect  
of, **2:6**

Form of payment, **2:7**

Leaseholds, **2:10**

Lessor consent to lessee improve-  
ments, **2:14**

Lienable claims, **8:2**

Lien Law

Section 3, **2:1**

Section 7, **2:6**

### CREATION OF LIEN—Cont'd

Lien Law—Cont'd

Section 11, **2:5**

Payment, effect of

After lien filing, **2:5**

Before lien filing, **2:6**

Payment, form of, **2:7**

Performance, **2:2**

Persons entitled to lien, **2:2, 8:3**

Subject matter of lien, **8:4**

Vendor consent to vendee improve-  
ments, **2:15**

### CREATION OF TRUSTS

Contractor trusts, **14:5**

Owner trusts, **14:2**

Subcontractor trusts, **14:8**

### DEFAULT

Effect of, **2:8**

### DEFENSES

Holder in due course or bona fide  
purchaser, **16:4-16:7**

Notice of lending, **16:6**

Restoration, **16:7**

### DEFINITIONS

Generally, **1:2-1:4, 7:2**

Cost of improvement, **1:4**

Diversions, **16:1**

Improvement, **1:3**

### DEPOSIT

Discharge of lien by, **5:8, 5:11, 11:3**

Duration of lien, effect of discharge  
of lien by deposit, **4:7, 10:7**

Duties of trustee regarding deposits,  
books or records, **15:2**

Owner's payments to contractor,  
securing, **14:14**

Vendee's initial advance, securing,  
**14:13**

### DESCRIPTION OF PROPERTY SUBJECT TO LIEN

Notice of lien, **3:6**

### DISCHARGE OF LIEN

Generally, **5:1 et seq., 11:1 et seq.**

#### **DISCHARGE OF LIEN—Cont'd**

- Bond or undertaking, discharge by, **5:5, 11:4**
- Bond to discharge all liens, **5:10**
- Certificate of release or satisfaction, discharge by filing, **5:2**
- Deposit, discharge by
  - Duration of lien, effect of discharge by deposit, **4:7, 10:7**
  - Lien Law Section 20, **5:8**
  - Lien Law Section 21(4), **11:3**
  - Lien Law Section 55, **5:11**
- Duration of lien, effect of discharge by deposit, **4:7, 10:7**
- Failure to commence an action, discharge by, **5:3**
- Filing transcript of judgment against lienor, discharge by, **5:6**
- Lapse of time, discharge by, **11:2**
- Lien Law
  - Section 55, **5:11**
- Neglect of lienor to prosecute action, discharge for, **5:4, 11:6**
- Offer to pay money or deposit securities, discharge by, **5:11**
- Order of retention, discharge by, **11:5**
- Real property sale, discharge of liens on, **5:9**
- Retention order, discharge by, **11:5**
- Sale of real property, discharge of liens on, **5:9**
- Summary discharge, **5:7**

#### **DIVERSIONS**

- Defendants in action, **16:2**
- Defenses, holder in due course or bona fide purchaser
  - Generally, **16:4**
  - Notice of lending, **16:6**
  - Restoration, **16:7**
  - Tracing trust assets, **16:5**
- Definitions, **16:1**
- Discharge in bankruptcy, **16:9**
- Illustrative cases of diversion, **16:3**
- Larceny by trustee, **16:8**
- Notice of lending, defense, **16:6**
- Plaintiffs in action, **16:2**

#### **DIVERSIONS—Cont'd**

- Presumptions, **16:1**
- Restoration, defense, **16:7**
- Tracing trust assets, **16:5**

#### **DOCKETING**

- Notice of lien, **3:9**

#### **DURATION OF LIEN**

- Base period, **4:1, 10:1**
- Commencement of foreclosure action, **4:5, 10:5**
- Continuation
  - Generally, **4:2-4:6, 10:2-10:6**
  - Bankruptcy, postpetition lien continuation/enforcement, **13:10**
  - Extensions, **4:3, 10:3**
  - Orders, **4:4, 10:4**
- Deposit or court order, effect of discharge of lien by, **4:7, 10:7**
- Discharge of lien by deposit or court order, effect of, **4:7, 10:7**
- Effect of discharge of lien by deposit or court order, **4:7, 10:7**
- Extensions, **4:3, 10:3**
- Foreclose another lien, lienor as defendant in action to, **4:6, 10:6**
- Foreclosure action, commencement of, **4:5, 10:5**
- Lienor as defendant in action to foreclose another lien, **4:6, 10:6**
- Notice of pendency of foreclosure action, **4:5, 10:5**
- Orders
  - Effect of discharge of lien by deposit or court order, **4:7, 10:7**
  - Lien continuation, **4:4, 10:4**

#### **DURATION OF TRUSTS**

- Contractor trusts, **14:5**
- Owner trusts, **14:2**
- Subcontractor trusts, **14:8**

#### **ENFORCEMENT ISSUES**

- Generally, **13:1 et seq.**

## INDEX

### ENFORCEMENT ISSUES—Cont'd

- Action in court
  - Generally, **13:2**
  - Court order to require lien enforcement, **13:5**
  - Failure to commence an action, discharge by, **5:3**
  - Judgments, **13:4**
  - Lapse of time, discharge of lien by, **11:2**
  - Neglect of lienor to prosecute action, discharge of lien for, **5:4, 11:6**
  - Not of record, generally, **13:7**
  - Parties, **13:3**
- Automatic stay in bankruptcy, **13:8**
- Bankruptcy
  - Generally, **13:7**
  - Automatic stay in, **13:8**
  - Extension of time to enforce lien, **13:12**
  - Postpetition enforcement against non-debtor, **13:11**
  - Postpetition filing of notice of lien, **13:9**
  - Postpetition lien continuation/enforcement, **13:10**
  - Trustee's avoidance power, **13:13**
- Court order to require lien enforcement, **13:5**
- Extension of time to enforce lien, **13:12**
- Foreclosure. **Foreclosure Action** (this index)
- Judgments, **13:4**
- Lapse of time, discharge of lien by, **11:2**
- Lien Law Section 59, **13:5**
- Neglect of lienor to prosecute action, discharge of lien for, **5:4, 11:6**
- Order to require lien enforcement, **13:5**
- Parties, action in court of record, **13:3**
- Public improvements, enforcement of liens for, **13:6**

### ENFORCEMENT ISSUES—Cont'd

- Relief granted in action to enforce trust, **15:6**
  - Trust, action to enforce. **Trusts and Trustees** (this index)
- ### ENTITLEMENT TO LIEN
- Persons entitled to lien, **2:2, 8:3**
- ### EXAGGERATED LIEN
- Notice of lien, **3:12**
- ### EXTENSIONS
- Derivative rule, **2:4**
  - Duration of lien, **4:3, 10:3**
  - Enforcement of lien, **13:12**
- ### EXTENT OF LIEN
- Generally, **2:9-2:12**
- ### FAILURE TO COMMENCE AN ACTION
- Discharge of lien by, **5:3**
- ### FEDERAL MATTERS
- Claims, federal, **12:3**
  - Insolvency, federal preference in, **6:17**
  - Nontax liens and mortgages, federal, **6:19**
  - Preference in insolvency, **6:17**
  - Tax liens, **6:18**
- ### FILING REQUIREMENT
- Generally, **2:1**
  - Notice of lien, time for filing, **3:8, 9:2**
  - Payment after lien filing, effect of, **2:5**
  - Payment before lien filing, effect of, **2:6**
  - Transcript of judgment against lienor, discharge by filing, **5:6**
- ### FIXTURES
- Priorities, purchase-money mortgages, **6:5**
- ### FORECLOSURE ACTION
- Another lien, lienor as defendant in action to foreclose, **4:6, 10:6**

**FORECLOSURE ACTION—Cont'd**

- Commencement of foreclosure action, **4:5, 10:5**
- Notice of pendency of foreclosure action, **4:5, 10:5**

**FORM OF PAYMENT**

- Generally, **2:7**

**HOLDER IN DUE COURSE**

- Defense, **16:4-16:7**

**IMPROVEMENT**

- Definition, **1:3**
- Lessor consent to lessee improvements, **2:14**
- Public improvements, enforcement of liens for, **13:6**

**INTERESTS**

- Notice of lien, **3:2**

**JUDGMENTS**

- Discharge by filing transcript of judgment against lienor, **5:6**
- Enforcement issues, **13:4**
- Priorities, **6:9, 12:5**
- Trust claim, judgment on obligation constituting, **15:7**

**LABOR PERFORMED**

- Generally, **3:3**
- Time when, **3:5**

**LAPSE OF TIME**

- Discharge of lien by, **11:2**

**LARCENY**

- Trustee, by, **16:8**

**LEASEHOLDS**

- Generally, **2:10**
- Consent of lessor to lessee improvements, **2:14**

**MATERIALS FURNISHED**

- Generally, **3:3**
- Time when, **3:5**

**MORTGAGES**

- Generally, **6:2-6:6**
- Building loan mortgages, **6:3**

**MORTGAGES—Cont'd**

- Collusive mortgages, **6:6**
- Federal nontax liens and, **6:19**
- Foreclosure Action** (this index)
- Purchase-money mortgages, **6:4, 6:5**

**NAMES**

- Notice of lien, **3:2**

**NEGLIGENCE**

- Discharge for neglect of lienor to prosecute action, **5:4, 11:6**

**NOTICE OF LENDING**

- Defense, **16:6**

**NOTICE OF LIEN**

- Addresses, **3:2**
- Agreed price or value, **3:4**
- Amendment of notice of lien, **3:13**
- Amount of lien
  - Agreed price or value, **3:4**
  - Amount unpaid, **3:4**
  - Itemized statement from lienor, **3:11**
- Bankruptcy, postpetition filing of notice of lien, **13:9**
- Contents of notice, **3:1-3:7, 9:1**
- Description of property subject to lien, **3:6**
- Docketing, **3:9**
- Interests, **3:2**
- Itemized statement from lienor, **3:11**
- Labor performed
  - Generally, **3:3**
  - Time when, **3:5**
- Lien Law Section 39, 39-a, **3:12**
- Materials furnished
  - Generally, **3:3**
  - Time when, **3:5**
- Names, **3:2**
- Place for filing notice, **3:9, 9:3**
- Service of copy of notice, **3:10, 9:4**
- Time for filing of notice, **3:8, 9:2**
- Time when labor performed or materials furnished, **3:5**
- Verification of notice, **3:7**
- Willfully exaggerated lien, **3:12**

## INDEX

### **NOTICE OF PENDENCY OF FORECLOSURE ACTION**

Duration of lien, **4:5, 10:5**

### **N.Y.U.C.C. ARTICLE 9**

Assignments, **6:13, 12:10**

### **OFFER**

Discharge of lien by offer to pay  
money or deposit securities,  
**5:11**

### **ORDERS**

Continuation of lien, **4:4, 10:4**

Discharge of lien by court order,  
effect of, **4:7, 10:7**

Enforcement of lien, order requiring,  
**13:5**

Retention, discharge by order of, **11:5**

### **OWNERS**

Bond securing owner's payments to  
contractor, **14:14**

Consent of owner, creation of lien,  
**2:13-2:15**

Trusts, owner trusts

Assets of, **14:3**

Beneficiaries of, **14:4**

Creation and duration, **14:2**

### **OWNER TRUSTS**

Deposit or bond to secure payments  
to contractor, **14:14**

### **PARTIES**

Diversions, action for, **16:2**

Enforcement of lien, action for, **13:3**

### **PAYMENT**

After lien filing, effect of, **2:5**

Before lien filing, effect of, **2:6**

**Bonds** (this index)

Form of, **2:7**

### **PERFORMANCE**

Creation of lien, **2:2**

Notice of lien, labor performed

Generally, **3:3**

Time when, **3:5**

Priority of performance bonds, **17:6**

### **PERFORMANCE—Cont'd**

Vendee's initial advance, securing,  
**14:13**

### **PERSONS ENTITLED TO LIEN**

Generally, **2:2, 8:3**

### **PLACE**

Notice of lien, place for filing, **3:9,**  
**9:3**

### **PREFERENCES**

Federal preference in insolvency,  
**6:17**

State sovereign preference, **6:14**

### **PRESUMPTIONS**

Diversions, **16:1**

### **PRIORITIES**

Generally, **6:1 et seq., 12:1 et seq.**

Aquilino v. United States, **17:3, 17:4**

Assignments of contracts

Generally, **6:12, 12:7**

N.Y.U.C.C. Article 9, **6:13, 12:10**

Priority disputes, **12:8, 12:9**

Assignments of liens, **6:11, 12:6**

Attorneys' liens, **6:10**

Bonds and sureties

Generally, **17:5**

Payment bonds, **17:7**

Performance bonds, **17:6**

Wage claimants under Labor Law  
§ 220-b, **17:8**

Building loan mortgages, **6:3**

Circular priority systems, **6:20**

Claimants outside lien law, Aquilino  
v. United States, **17:3, 17:4**

Claimants within lien law, trust bene-  
ficiaries, **17:1, 17:2**

Collusive mortgages, **6:6**

Conveyances, **6:8**

Federal claims, **12:3**

Federal nontax liens and mortgages,  
**6:19**

Federal preference in insolvency,  
**6:17**

Federal tax liens, **6:18**

**PRIORITIES—Cont'd**

- Fixtures, purchase-money mortgages, **6:5**
- Insolvency, federal preference in, **6:17**
- Judgments, **6:9, 12:5**
- Mortgages
  - Generally, **6:2-6:6, 6:2 et seq.**
  - Building loan mortgages, **6:3**
  - Collusive mortgages, **6:6**
  - Federal nontax liens and, **6:19**
  - Fixtures, purchase-money mortgages, **6:5**
  - Purchase-money mortgages, **6:4, 6:5**
- N.Y.U.C.C. Article 9, **6:13, 12:10**
- Other mechanics' lienors, **6:1, 12:2**
- Payment bonds, **17:7**
- Performance bonds, **17:6**
- Preferences
  - Federal preference in insolvency, **6:17**
  - State sovereign preference, **6:14**
- Purchase-money mortgages
  - Generally, **6:4**
  - Fixtures, **6:5**
- Real property tax liens, **6:16**
- State claims, **12:4**
- State sovereign preference, **6:14**
- State tax liens, **6:15**
- Sureties. Bonds and sureties, above
- Tax liens
  - Federal, **6:18**
  - Real property, **6:16**
  - State, **6:15**
- Trust beneficiaries, **17:1, 17:2**
- Vendee's interests, **6:7**
- Wage claimants under Labor Law § 220-b, **17:8**

**PRIVATE IMPROVEMENT LIENS**

- Generally, **2:1 et seq.**
- Addresses, notice of lien, **3:2**
- Agreed price or value, notice of lien, **3:4**
- Amendment, notice of lien, amendment of, **3:13**

**PRIVATE IMPROVEMENT LIENS**

**—Cont'd**

- Amount of lien
  - Generally, **2:3-2:8**
  - Itemized statement from lienor, **3:11**
- Notice of lien
  - Agreed price or value, **3:4**
  - Amount unpaid, **3:4**
- Arbitration
  - Generally, **5:14**
  - Lien Law Section 35, **5:14**
- Assignments
  - Contracts, assignment of
    - Generally, **6:12**
    - N.Y.U.C.C. Article 9, **6:13**
  - Liens, assignment of, **6:11**
  - N.Y.U.C.C. Article 9, **6:13**
- Attorneys' liens, priorities, **6:10**
- Award of arbitration, **5:14**
- Bankruptcy, federal preference in insolvency, **6:17**
- Bonds, discharge of lien
  - Bond or undertaking, discharge by, **5:5**
  - Bond to discharge all liens, **5:10**
- Building loan mortgages, priorities, **6:3**
- Certificate, discharge by filing certificate of release or satisfaction, **5:2**
- Circular priority systems, **6:20**
- Collusive mortgages, priorities, **6:6**
- Condominiums, creation of lien, **2:12**
- Consent
  - Lessor consent to lessee improvements, **2:14**
  - Owner's consent to creation of lien, **2:13-2:15**
  - Vendor consent to vendee improvements, **2:15**
- Contents of notice of lien, **3:1-3:7**
- Conveyances, priorities, **6:8**
- Cooperatives, creation of lien, **2:11**
- Creation of lien
  - Amount of lien, **2:3-2:8**

## INDEX

### PRIVATE IMPROVEMENT LIENS

#### —Cont'd

- Creation of lien—Cont'd
  - Condominiums, **2:12**
  - Consent of owner, **2:13-2:15**
  - Cooperatives, **2:11**
  - Default, effect of, **2:8**
  - Derivative rule, **2:3-2:8**
  - Effect of payment after lien filing, **2:5**
  - Effect of payment before lien filing, **2:6**
  - Extension of derivative rule, **2:4**
  - Extent of lien, **2:9-2:12**
  - Filing requirement
    - Generally, **2:1**
    - Payment after lien filing, effect of, **2:5**
    - Payment before lien filing, effect of, **2:6**
  - Form of payment, **2:7**
  - Leaseholds, **2:10**
  - Lessor consent to lessee improvements, **2:14**
  - Payment, effect of
    - After lien filing, **2:5**
    - Before lien filing, **2:6**
  - Payment, form of, **2:7**
  - Performance, **2:2**
  - Persons entitled to lien, **2:2**
  - Vendor consent to vendee improvements, **2:15**
- Default, effect of, **2:8**
- Deposit
  - Discharge of lien by, **5:8, 5:11**
  - Duration of lien, effect of discharge of lien by deposit, **4:7**
- Description of property subject to lien, notice of lien, **3:6**
- Discharge of lien
  - Generally, **5:1 et seq.**
  - Bond or undertaking, discharge by, **5:5**
  - Bond to discharge all liens, **5:10**
  - Certificate of release or satisfaction, discharge by filing, **5:2**

### PRIVATE IMPROVEMENT LIENS

#### —Cont'd

- Discharge of lien—Cont'd
  - Deposit, discharge by
    - Duration of lien, effect of discharge by deposit, **4:7**
    - Lien Law Section 20, **5:8**
    - Lien Law Section 55, **5:11**
  - Duration of lien, effect of discharge by deposit, **4:7**
  - Failure to commence an action, discharge by, **5:3**
  - Filing transcript of judgment against lienor, discharge by, **5:6**
  - Neglect of lienor to prosecute action, discharge for, **5:4**
  - Offer to pay money or deposit securities, discharge by, **5:11**
  - Real property sale, discharge of liens on, **5:9**
  - Sale of real property, discharge of liens on, **5:9**
  - Summary discharge, **5:7**
- Docketing, notice of lien, **3:9**
- Duration of lien
  - Base period, **4:1**
  - Commencement of foreclosure action, **4:5**
- Continuation
  - Generally, **4:2-4:6**
  - Extensions, **4:3**
  - Orders, **4:4**
- Deposit or court order, effect of discharge of lien by, **4:7**
- Discharge of lien by deposit or court order, effect of, **4:7**
- Effect of discharge of lien by deposit or court order, **4:7**
- Extensions, **4:3**
- Foreclose another lien, lienor as defendant in action to, **4:6**
- Foreclosure action, commencement of, **4:5**
- Lienor as defendant in action to foreclose another lien, **4:6**

**PRIVATE IMPROVEMENT LIENS**

**—Cont'd**

- Duration of lien—Cont'd
  - Notice of pendency of foreclosure action, **4:5**
- Orders
  - Effect of discharge of lien by deposit or court order, **4:7**
  - Lien continuation, **4:4**
- Enforcement issues
  - Action in court
    - Failure to commence an action, discharge by, **5:3**
    - Neglect of lienor to prosecute action, discharge of lien for, **5:4**
    - Neglect of lienor to prosecute action, discharge of lien for, **5:4**
- Entitlement to lien, persons entitled to lien, **2:2**
- Exaggerated lien, notice of lien, **3:12**
- Extensions
  - Derivative rule, **2:4**
  - Duration of lien, **4:3**
- Extent of lien, **2:9-2:12**
- Failure to commence an action, discharge of lien by, **5:3**
- Federal matters
  - Insolvency, federal preference in, **6:17**
  - Nontax liens and mortgages, federal, **6:19**
  - Preference in insolvency, **6:17**
  - Tax liens, **6:18**
- Filing requirement
  - Generally, **2:1**
  - Notice of lien, time for filing, **3:8**
  - Payment after lien filing, effect of, **2:5**
  - Payment before lien filing, effect of, **2:6**
  - Transcript of judgment against lienor, discharge by filing, **5:6**
- Fixtures, priorities, purchase-money mortgages, **6:5**

**PRIVATE IMPROVEMENT LIENS**

**—Cont'd**

- Foreclosure action
  - Another lien, lienor as defendant in action to foreclose, **4:6**
  - Commencement of foreclosure action, **4:5**
  - Notice of pendency of foreclosure action, **4:5**
- Form of payment, **2:7**
- Improvement, lessor consent to lessee improvements, **2:14**
- Interests, notice of lien, **3:2**
- Judgments
  - Discharge by filing transcript of judgment against lienor, **5:6**
- Priorities, **6:9**
- Labor performed
  - Generally, **3:3**
  - Time when, **3:5**
- Leaseholds
  - Generally, **2:10**
  - Consent of lessor to lessee improvements, **2:14**
- Materials furnished
  - Generally, **3:3**
  - Time when, **3:5**
- Mortgages
  - Generally, **6:2-6:6**
  - Building loan mortgages, **6:3**
  - Collusive mortgages, **6:6**
  - Federal nontax liens and, **6:19**
  - Purchase-money mortgages, **6:4, 6:5**
- Names, notice of lien, **3:2**
- Negligence, discharge for neglect of lienor to prosecute action, **5:4**
- Notice of lien
  - Addresses, **3:2**
  - Agreed price or value, **3:4**
  - Amendment of notice of lien, **3:13**
  - Amount of lien
    - Agreed price or value, **3:4**
    - Amount unpaid, **3:4**
  - Itemized statement from lienor, **3:11**

## INDEX

### PRIVATE IMPROVEMENT LIENS

#### —Cont'd

- Notice of lien—Cont'd
  - Contents of notice, **3:1-3:7**
  - Description of property subject to lien, **3:6**
  - Docketing, **3:9**
  - Interests, **3:2**
  - Itemized statement from lienor, **3:11**
  - Labor performed
    - Generally, **3:3**
    - Time when, **3:5**
  - Lien Law Section 39, 39-a, **3:12**
  - Materials furnished
    - Generally, **3:3**
    - Time when, **3:5**
  - Names, **3:2**
  - Place for filing notice, **3:9**
  - Service of copy of notice, **3:10**
  - Time for filing of notice, **3:8**
  - Time when labor performed or materials furnished, **3:5**
  - Verification of notice, **3:7**
  - Willfully exaggerated lien, **3:12**
- Notice of pendency of foreclosure action, duration of lien, **4:5**
- N.Y.U.C.C. Article 9, assignments, **6:13**
- Offer, discharge of lien by offer to pay money or deposit securities, **5:11**
- Orders
  - Continuation of lien, **4:4**
  - Discharge of lien by court order, effect of, **4:7**
- Owners, consent of owner, creation of lien, **2:13-2:15**
- Payment
  - After lien filing, effect of, **2:5**
  - Before lien filing, effect of, **2:6**
  - Form of, **2:7**
- Performance
  - Creation of lien, **2:2**
  - Notice of lien, labor performed
    - Generally, **3:3**

### PRIVATE IMPROVEMENT LIENS

#### —Cont'd

- Performance—Cont'd
  - Notice of lien, labor performed
    - Cont'd
    - Time when, **3:5**
- Persons entitled to lien, **2:2**
- Place, notice of lien, place for filing, **3:9**
- Preferences
  - Federal preference in insolvency, **6:17**
  - State sovereign preference, **6:14**
- Priorities
  - Generally, **6:1 et seq.**
  - Assignments of contracts
    - Generally, **6:12**
    - N.Y.U.C.C. Article 9, **6:13**
  - Assignments of liens, **6:11**
  - Attorneys' liens, **6:10**
  - Building loan mortgages, **6:3**
  - Circular priority systems, **6:20**
  - Collusive mortgages, **6:6**
  - Conveyances, **6:8**
  - Federal nontax liens and mortgages, **6:19**
  - Federal preference in insolvency, **6:17**
  - Federal tax liens, **6:18**
  - Fixtures, purchase-money mortgages, **6:5**
  - Insolvency, federal preference in, **6:17**
- Judgments, **6:9**
- Mortgages
  - Generally, **6:2-6:6**
  - Building loan mortgages, **6:3**
  - Collusive mortgages, **6:6**
  - Federal nontax liens and, **6:19**
  - Fixtures, purchase-money mortgages, **6:5**
  - Purchase-money mortgages, **6:4, 6:5**
  - N.Y.U.C.C. Article 9, **6:13**
  - Other mechanics' lienors, **6:1**

**PRIVATE IMPROVEMENT LIENS**

**—Cont'd**

- Priorities—Cont'd
- Preferences
  - Federal preference in insolvency, **6:17**
  - State sovereign preference, **6:14**
- Purchase-money mortgages
  - Generally, **6:4**
  - Fixtures, **6:5**
- Real property tax liens, **6:16**
- State sovereign preference, **6:14**
- State tax liens, **6:15**
- Tax liens
  - Federal, **6:18**
  - Real property, **6:16**
  - State, **6:15**
- Vendee's interests, **6:7**
- Purchase-money mortgages
  - Generally, **6:4**
  - Fixtures, **6:5**
- Real property
  - Sale, discharge of liens on, **5:9**
  - Tax liens, priorities, **6:16**
- Release, discharge by filing certificate of release or satisfaction, **5:2**
- Sale, real property sale, discharge of liens on, **5:9**
- Satisfaction, certificate of release or satisfaction, discharge by filing, **5:2**
- Service of process, notice of lien, service of copy of, **3:10**
- Sovereignty, state sovereign preference, **6:14**
- State tax liens, priorities, **6:15**
- Subject matter of lien
  - Description of property subject to lien, notice of lien, **3:6**
  - Interests, notice of lien, **3:2**
- Subordination of lien, **5:12**
- Summary discharge, **5:7**
- Tax liens
  - Federal, **6:18**
  - Real property, **6:16**

**PRIVATE IMPROVEMENT LIENS**

**—Cont'd**

- Tax liens—Cont'd
- State, **6:15**
- Time
  - Failure to commence an action, discharge by, **5:3**
- Notice of lien
  - Labor performed, time when, **3:5**
  - Materials furnished, time when, **3:5**
  - Time for filing of notice, **3:8**
- Transcript of judgment, discharge by filing transcript of judgment against lienor, **5:6**
- Vendor and vendee
  - Consent of vendor to vendee improvements, **2:15**
  - Priority of vendee's interests, **6:7**
- Verification, notice of lien, **3:7**
- Waiver of arbitration, **5:14**
- Waiver of lien, **5:13**
- Willfully exaggerated lien, notice of lien, **3:12**

**PUBLIC IMPROVEMENT LIENS**

- Amount of lien, **8:5**
- Assignments
  - Contracts, assignment of
    - Generally, **12:7**
    - N.Y.U.C.C. Article 9, **12:10**
    - Other priority disputes, **12:9**
    - Priority among assignees, **12:8**
  - Liens, assignment of, **12:6**
  - N.Y.U.C.C. Article 9, **12:10**
  - Priority, **12:8, 12:9**
- Bonds, discharge of lien, **11:4**
- Claims lienable, **8:2**
- Contents of notice of lien, **9:1**
- Creation of lien
  - Generally, **8:1**
  - Amount of lien, **8:5**
  - Claims lienable, **8:2**
  - Lienable claims, **8:2**
  - Persons entitled to lien, **8:3**
  - Subject matter of lien, **8:4**

## INDEX

### PUBLIC IMPROVEMENT LIENS

#### —Cont'd

Definitions, **7:2**

Deposit

Discharge of lien by, **11:3**

Duration of lien, effect of discharge of lien by deposit, **10:7**

Discharge of lien

Generally, **11:1 et seq.**

Bond or undertaking, discharge by, **11:4**

Deposit, discharge by

Duration of lien, effect of discharge by deposit, **10:7**

Lien Law Section 21(4), **11:3**

Duration of lien, effect of discharge by deposit, **10:7**

Lapse of time, discharge by, **11:2**

Neglect of lienor to prosecute action, discharge for, **11:6**

Order of retention, discharge by, **11:5**

Retention order, discharge by, **11:5**

Duration of lien

Base period, **10:1**

Commencement of foreclosure action, **10:5**

Continuation

Generally, **10:2-10:6**

Extensions, **10:3**

Orders, **10:4**

Deposit or court order, effect of discharge of lien by, **10:7**

Discharge of lien by deposit or court order, effect of, **10:7**

Effect of discharge of lien by deposit or court order, **10:7**

Extensions, **10:3**

Foreclose another lien, lienor as defendant in action to, **10:6**

Foreclosure action, commencement of, **10:5**

Lienor as defendant in action to foreclose another lien, **10:6**

Notice of pendency of foreclosure action, **10:5**

### PUBLIC IMPROVEMENT LIENS

#### —Cont'd

Duration of lien—Cont'd

Orders

Effect of discharge of lien by deposit or court order, **10:7**

Lien continuation, **10:4**

Enforcement issues

Generally, **13:6**

Action in court

Lapse of time, discharge of lien by, **11:2**

Neglect of lienor to prosecute action, discharge of lien for, **11:6**

Lapse of time, discharge of lien by, **11:2**

Neglect of lienor to prosecute action, discharge of lien for, **11:6**

Entitlement to lien, **8:3**

Extensions, duration of lien, **10:3**

Federal matters, claims, **12:3**

Filing requirement, notice of lien, **9:2**

Foreclosure action

Another lien, lienor as defendant in action to foreclose, **10:6**

Commencement of foreclosure action, **10:5**

Notice of pendency of foreclosure action, **10:5**

Judgments, priorities, **12:5**

Lapse of time, discharge of lien by, **11:2**

Negligence, discharge for neglect of lienor to prosecute action, **11:6**

Notice of lien

Contents of notice, **9:1**

Place for filing notice, **9:3**

Service of copy of notice, **9:4**

Time for filing of notice, **9:2**

Notice of pendency of foreclosure action, duration of lien, **10:5**

N.Y.U.C.C. Article 9, assignments, **12:10**

Orders

Continuation of lien, **10:4**

**PUBLIC IMPROVEMENT LIENS**

**—Cont'd**

Orders—Cont'd

Discharge of lien by court order,  
effect of, **10:7**

Retention, discharge by order of,  
**11:5**

Persons entitled to lien, **8:3**

Place, notice of lien, **9:3**

Priorities

Generally, **12:1 et seq.**

Assignments of contracts

Generally, **12:7**

N.Y.U.C.C. Article 9, **12:10**

Priority disputes, **12:8, 12:9**

Assignments of liens, **12:6**

Federal claims, **12:3**

Judgments, **12:5**

N.Y.U.C.C. Article 9, **12:10**

Other mechanics' lienors, **12:2**

State claims, **12:4**

Retention order, discharge by, **11:5**

Scope of lien law, **7:1**

Service of process, notice of lien, **9:4**

State claims, priorities, **12:4**

Subject matter of lien, creation of  
lien, **8:4**

Time

Lapse of time, discharge by, **11:2**

Notice of lien, **9:2**

**PURCHASE-MONEY**

**MORTGAGES**

Generally, **6:4**

Fixtures, **6:5**

**REAL PROPERTY**

Sale, discharge of liens on, **5:9**

Tax liens, priorities, **6:16**

**RECORDS**

Duties of trustee regarding deposits,  
books or records, **15:2**

Right to examine books or receive  
verified statement, beneficia-  
ries', **15:3**

**RELEASE**

Discharge by filing certificate of  
release or satisfaction, **5:2**

**RESTORATION**

Diversions, defense, **16:7**

**RETENTION ORDER**

Discharge by, **11:5**

**SALE**

Real property sale, discharge of liens  
on, **5:9**

**SATISFACTION**

Certificate of release or satisfaction,  
discharge by filing, **5:2**

**SCOPE OF LIEN LAW**

Generally, **1:1, 7:1**

**SERVICE OF PROCESS**

Notice of lien, service of copy of,  
**3:10, 9:4**

**SOVEREIGNTY**

State sovereign preference, **6:14**

**STATE CLAIMS**

Priorities, **12:4**

**STATE TAX LIENS**

Priorities, **6:15**

**SUBCONTRACTOR TRUSTS**

Assets of, **14:9**

Beneficiaries of, **14:10**

Creation and duration, **14:8**

**Trusts and Trustees** (this index)

**SUBJECT MATTER OF LIEN**

Creation of lien, **8:4**

Description of property subject to  
lien, notice of lien, **3:6**

Interests, notice of lien, **3:2**

**SUBORDINATION OF LIEN**

Generally, **5:12**

**SUMMARY DISCHARGE**

Generally, **5:7**

## INDEX

### TAX LIENS

- Federal, **6:18**
- Real property, **6:16**
- State, **6:15**

### TIME

- Failure to commence an action, discharge by, **5:3**
- Lapse of time, discharge by, **11:2**
- Notice of lien
  - Labor performed, time when, **3:5**
  - Materials furnished, time when, **3:5**
  - Time for filing of notice, **3:8, 9:2**
- Trusts, time for bringing action to enforce, **15:5**

### TRACING TRUST ASSETS

- Defenses, holder in due course or bona fide purchaser, **16:5**

### TRANSCRIPT OF JUDGMENT

- Discharge by filing transcript of judgment against lienor, **5:6**

### TRUSTS AND TRUSTEES

- Generally, **14:1 et seq.**
- Action to enforce trust
  - Generally, **15:4**
  - Judgment on obligation constituting trust claim, **15:7**
  - Relief granted in action, **15:6**
  - Time for bringing action, **15:5**
- Article 3-A Trusts** (this index)
- Assets of
  - Contractor trusts, **14:6**
  - Diversions, tracing trust assets, **16:5**
  - Owner trusts, **14:3**
  - Subcontractor trusts, **14:9**
- Authority of trustee, **15:1**
- Beneficiaries
  - Claimants within lien law, **17:1, 17:2**
  - Dual beneficiary status, **14:11**
  - Owner trusts, beneficiaries of, **14:4**
  - Right to examine books or receive verified statement, **15:3**

### TRUSTS AND TRUSTEES—Cont'd

- Beneficiaries—Cont'd
  - Subcontractor trusts, beneficiaries of, **14:10**
- Bond to secure
  - Owner's payments to contractor, **14:14**
  - Vendee's initial advance, **14:13**
- Books or records
  - Beneficiaries' right to examine books or receive verified statement, **15:3**
  - Duties of trustee regarding, **15:2**
- Contractor, deposit or bond to secure owner's payments to, **14:14**
- Contractor trusts
  - Assets of, **14:6**
  - Beneficiaries of, **14:7**
  - Creation and duration, **14:5**
  - Deposit or bond to secure owner's payments to contractor, **14:14**
- Creation and duration
  - Contractor trusts, **14:5**
  - Owner trusts, **14:2**
  - Subcontractor trusts, **14:8**
- Deposits
  - Duties of trustee regarding deposits, books or records, **15:2**
  - Owner's payments to contractor, securing, **14:14**
  - Vendee's initial advance, securing, **14:13**
- Dual beneficiary status, **14:11**
- Duration. Creation and duration, above
- Duties of trustee regarding deposits, books or records, **15:2**
- Enforcement. Action to enforce trust, above
- Examine books or receive verified statement, right to, **15:3**
- Further trust for contract vendee
  - Generally, **14:12**
  - Deposit or bond to secure owner's payments to contractor, **14:14**

**TRUSTS AND TRUSTEES—Cont'd**

Further trust for contract vendee  
—Cont'd

Deposit or bond to secure vendee's  
initial advance, **14:13**

Judgment on obligation constituting  
trust claim, **15:7**

Liens not affected by trusts, **15:8**

Owner trusts

Assets of, **14:3**

Beneficiaries of, **14:4**

Creation and duration, **14:2**

Deposit or bond to secure pay-  
ments to contractor, **14:14**

Relief granted in action to enforce  
trust, **15:6**

Right to examine books or receive  
verified statement, **15:3**

Subcontractor trusts

Assets of, **14:9**

Beneficiaries of, **14:10**

Creation and duration, **14:8**

Time for bringing action to enforce  
trust, **15:5**

**TRUSTS AND TRUSTEES—Cont'd**

Vendee's initial advance, deposit or  
bond to secure, **14:13**

**VENDOR AND VENDEE**

Consent of vendor to vendee  
improvements, **2:15**

Further trust for contract vendee,  
**14:12-14:14**

Priority of vendee's interests, **6:7**

**VERIFICATION**

Notice of lien, **3:7**

**WAGE CLAIMANTS**

Bonds under Labor Law § 220-b,  
**17:8**

**WAIVER OF ARBITRATION**

Generally, **5:14**

**WAIVER OF LIEN**

Generally, **5:13**

**WILLFULLY EXAGGERATED  
LIEN**

Notice of lien, **3:12**