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**

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 fida 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**

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 improvements, **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 improvements, **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 fida 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 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**

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.**

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**

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 beneficiaries, **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**

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**

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**

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, beneficiaries', **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**

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 fida 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 payments 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**