

THE OFFICE OF THE COUNTY CLERK COUNTY OF MONMOUTH

CHRISTINE GIORDANO HANLON
MONMOUTH COUNTY CLERK



MARKET YARD
P.O. BOX 1251
FREEHOLD, N. J. 07728-1251
732-431-7324

Notice of Unpaid Balance & Right to File Lien Discharge

Purpose: To discharge the Notice of Unpaid Balance and Right to File Lien of record

Legal References: NJSA 2A:44A-30(5), NJSA 2A:44A-30(4), NJSA 2A:44A-30(3), NJSA 2A:44A-30(1), NJSA 2A:44A-34, NJSA 46:26A-3(a)(4), NJSA 46:26A-3(a)(3), NJSA 46:26A-3(a)(2)

Requirements:

- A cover sheet (or electronic synopsis). The fill in cover sheet form is available at this link: <http://www.MonmouthCountyClerk.com/common-forms/>
- Name(s) of the claimant(s)
- Name(s) of the property owner(s)
- Date of discharge
- Description of real property
- Reference to original recorded NUB
- Signature(s) of the claimant(s)
- Claimant verification
- Signature(s) acknowledged
- Name(s) appear typed or printed beneath signature(s)

Note:

- Notice must be filed within 60 calendar days after work was completed on residential property (1 to 3 family residence)
- The Construction Lien Law replaced the Mechanic's Lien Law
- New Jersey Statutory Law requires an original contract to have been in existence in order to file a Construction Lien Claim
- A Residential Claimant should file a report with the Arbitration Association.

Fees

\$15.00	Flat Fee
\$5.00	Per Marginal Notation
\$20.00	Indexing Fee, if missing Cover Sheet