

# Bond to Release a Mechanic's Lien

## **PRIVATE PROPERTY**

The owner or claimant of property against which a lien has been asserted under KRS 376.010 may at any time before a judgment has been rendered enforcing the lien, execute before the County Clerk where the lien was filed, a bond for double the amount of the lien claimed with good sureties to be approved by the clerk. Conditioned upon the obligors satisfying any judgment that may be rendered in favor of the person asserting the lien. The clerk shall preserve the bond and upon its execution, the lien shall be discharged.

The surety bond is recorded along with the release document.

The document requires:

- The name of the party asserting the lien
- The name of the party the lien is against
- The surety bond
- There must be a place on the document for the clerk's approval of the surety.
- The bond must be double the amount of the lien.
- A Preparation Statement KRS 382.335
- If legal description is included the Parcel Identification Number (P.I.D.N.) is also required.
- Reference where the lien is recorded (the book and page)
- Signatures are required and must be notarized.
- The clerk shall request a return mail address (KRS 382.240)

## **PUBLIC PROPERTY**

Prior to judgment, a bond to release a lien may be executed before the county clerk in the county in which the lien was filed. The bond must be double the amount of the lien claimed.

The surety bond is recorded along with the release document