Lien Waiver & Release Forms

Free Fillable Legal Template — ClearLegalTips.com (2026)

This packet contains the four standard lien waiver forms plus the 2026 statutory-form state table. Use the form that matches your situation: conditional until payment clears, unconditional after it clears; progress for an interim payment, final for the last payment. If your project sits in one of the twelve statutory-form states listed at the end, use that state's mandated wording instead of these general forms.

Money for a promise: the party receiving payment signs the waiver; the party paying keeps the signed copy as proof. If you are receiving money, sign a conditional form until the funds clear — never sign an unconditional form before the check is in your account.

Form 1 — Conditional Waiver and Release on Progress Payment

This waiver becomes effective ONLY upon actual receipt and clearance of the payment below, and waives lien rights through the amount and date below only. Safe to sign while you wait for a check to clear.

Project (property address / project name): _____

Owner: _____

Claimant (party signing — company/name): _____

Party making payment: _____

Amount of this progress payment ($): _____

Through date (date through which work is covered): _____

Upon receipt by the claimant of the progress payment above, and when the payment has been properly credited, the claimant waives and releases any mechanic's lien, stop-payment notice, or bond right the claimant has for labor or materials furnished to the project through the Through Date above ONLY. This waiver does not become effective until the payment above is actually received and clears. It does not cover: (a) retention; (b) work or materials furnished after the Through Date; or (c) the disputed or unpaid amounts listed below.

Exceptions / amounts NOT waived (or write "NONE"): _____

Claimant signature: _____

Date: _____

Print name & title: _____

Notary (if required by your state): _____

Form 2 — Unconditional Waiver and Release on Progress Payment

NOTICE: This document waives lien, stop-payment notice, and bond rights unconditionally and states you have been paid. Effective IMMEDIATELY upon signing, whether or not payment has cleared. Do not sign until the progress payment has actually cleared. Waives lien rights through the amount and date below only.

Project (property address / project name): _____

Owner: _____

Claimant (party signing — company/name): _____

Party making payment: _____

Amount of this progress payment ($): _____

Through date (date through which work is covered): _____

The claimant has been paid the progress payment above and unconditionally waives and releases all mechanic's lien, stop-payment notice, and bond rights for labor and materials furnished to the project through the Through Date above ONLY, effective immediately upon signing.

Exceptions / amounts NOT waived (or write "NONE"): _____

Claimant signature: _____

Date: _____

Print name & title: _____

Notary (if required by your state): _____

Form 3 — Conditional Waiver and Release on Final Payment

This waiver becomes effective ONLY upon actual receipt and clearance of the final payment below, and waives ALL remaining lien rights for the entire project.

Project (property address / project name): _____

Owner: _____

Claimant (party signing — company/name): _____

Party making payment: _____

Amount of this final payment ($): _____

Upon receipt by the claimant of the final payment above, and when the payment has been properly credited, the claimant waives and releases all mechanic's lien, stop-payment notice, and bond rights for the entire project. This waiver does not become effective until the payment above is actually received and clears. It does not cover the disputed or unpaid amounts listed below.

Exceptions / amounts NOT waived (or write "NONE"): _____

Claimant signature: _____

Date: _____

Print name & title: _____

Notary (if required by your state): _____

Form 4 — Unconditional Waiver and Release on Final Payment

NOTICE: This document waives and releases lien, stop-payment notice, and bond rights UNCONDITIONALLY and states that you have been paid in full for giving up those rights. Effective IMMEDIATELY upon signing. Do not sign it until you have actually been paid in full and the final payment has cleared.

Project (property address / project name): _____

Owner: _____

Claimant (party signing — company/name): _____

Party making payment: _____

Amount of final payment ($): _____

The claimant has been paid in full for all labor and materials furnished to the project and unconditionally waives and releases all mechanic's lien, stop-payment notice, and bond rights for the entire project, effective immediately upon signing.

Exceptions / amounts NOT waived (or write "NONE"): _____

Claimant signature: _____

Date: _____

Print name & title: _____

Notary (if required by your state): _____

States That Require Statutory Lien Waiver Forms (2026)

Most states let you use a clear general waiver, but twelve states regulate the wording, and in several of them a generic form can be void. As of 2026, the twelve statutory-form states are Arizona, California, Florida, Georgia, Massachusetts, Michigan, Mississippi, Missouri, Nevada, Texas, Utah, and Wyoming. Confirm you are using your state's current required language before signing.

State	Statutory form rule	Special signing requirement
California	Four required forms; a waiver that does not substantially follow them is void (Civil Code §§ 8132, 8134, 8136, 8138)	None required by statute
Texas	Statutory forms required for each waiver type	None required by statute
Florida	Safe-harbor statutory form; parties may not require a different form	None required by statute
Georgia	Statutory form required	Must be witnessed and sealed
Mississippi	Statutory form required	Must be notarized
Wyoming	Statutory form required	Must be notarized
Missouri	Statutory form required for residential projects	None required by statute
Arizona	Statutory form required	None required by statute
Michigan	Statutory form required	None required by statute
Nevada	Statutory form required	None required by statute
Utah	Statutory form required	None required by statute
Massachusetts	Statutory form regulated	None required by statute
All other states	No mandated form; a clear general waiver works	Check local notarization custom

INSTRUCTIONS FOR USE

If you are RECEIVING payment, prefer a conditional form until the funds clear, then sign unconditional. If you are PAYING, collect a conditional form with the check and an unconditional one after it clears. Twelve states (AZ, CA, FL, GA, MA, MI, MS, MO, NV, TX, UT, WY) require specific statutory wording — use your state's mandated form there. Mississippi and Wyoming require notarization; Georgia requires the waiver to be witnessed and sealed. This template is provided for informational purposes only and does not constitute legal advice. Laws vary by state and change over time. Have an attorney review your completed document before relying on it. ClearLegalTips.com is not a law firm.