

Georgia Liens

LIEN TYPE	LIEN DURATION	CITATION/COMMENTS
Ad Valorem Taxes	7 yrs from date of entry on GED	§48-3-21 A nulla bona will extend 7 yrs
Ad Valorem Taxes (owed by previous owner)	4 yrs from due date	Attorney General Opinion 80-59
Agricultural Use (Preferential Assessment Lien)	7 yrs from due date	§48-5-7.1(i) Collected the same way as other ad valorem taxes. Covenant lasts 10 years. Penalties & interest due upon breach
Alimony owned at death	indefinite	§19-6-1(d)
Assignment of Rents	Same as Security Deed	Merely additional collateral
Attorney Liens	Variable	Expires upon the statute of limitation of underlying agreement or account between the attorney & the client
Broker's Lien (Commercial)	1 yr from filing of the lien	§44-14-602 filing suit within the year will extend the lien during the pendency of lawsuit
Brokers Lien (Residential)	Inapplicable	Residential brokers have no lien rights
Child Support	Indefinite	§9-12-60(d)
Conservation Use (Preferential Assessment Lien)	7 yrs from due date	§48-5-7.4(m) collected the same way as other ad valorem taxes-covenant lasts 10 yrs-penalties & interest due upon breach
Demolition Liens (Atlanta)	Indefinite	See City Ordinance
Federal Judgments	20 yrs from date of filing	28 U.S.C. §3201
Federal Tax Lien	10 yrs + 30 days from date of assessment	26 U.S.C. §6323 –can be extended by refiling
Georgia Dept. of Revenue Liens	7 yrs from date of entry on GED	§48-3-21 A nulla bona will extend 7 yrs (except judgments for alimony or child support)
Homeowner's Assn. Dues (on or after 7/1/95)	4 yrs	§44-3-232(c); §9-3-29(b); §44-3-109(c) (condos)become a lien when due, not when recorded
Homeowner's Assn. Dues (before 7/1/95)	2 yrs	GA Code Ann 3-717; 230 GA App 61(1997)
Hospital Liens	Inapplicable	§44-14-470, Pindar §26-97 fn 8
Judgment Liens	7 yrs from date of entry on GED	§9-12-60 a nulla bona will extend 7 yrs (except judgments for alimony & child support) A revival within 3 yrs of expiration will renew but not relate back to original entry
Judgment Liens (owned by previous owner)	4 yrs from date of possession by B.F.P.	§9-12-93
Landmark Historic Property (Preferential Assessment Lien)	7 yrs from due date	§48-5-7.3 (i) Lien shall not be divested by award of Year's support
Lis Pendens	During pendency of suit	§44-14-610
Mechanic's or Materialmen's Liens	12 months & 14 days from the date the amount became due	§44-14-361.1 A notice of suit filed, within that period, will extend the lien during the pendency of lawsuit
Non-conforming Lien	Inapplicable	§44-14-320(c)(1) But in most cases must be removed by ex parte procedure
Notice of Commencement	Inapplicable	§44-14-361.5 (d) it is merely information about the construction project
Rehabilitated Historic Property (Preferential Assessment Lien)	7 yrs from due date	§48-5-7.2(j) Lien for deferred taxes shall not be divested by award of year's support
RICO (State)	6 years	§16-14-14(a) one renewal period allowed
Security Deeds (given after 4/19/94)	Maturity date + 7 years	Exceptions in §44-14-80
Security Deeds (given 3/27/41 thru 4/19/94)	Maturity date + 20 years	§44-14-80
Security Deeds (given before 3/27/41)	Indefinite	See §44-14-80 for specific rules

UCC Financing Statements	5 years	§11-9-515 Can be extended by amendment
Underground Storage (Tank Cleanup cost Lien)	Indefinite	§12-13-12
Water Bill Liens	Indefinite	See City Ordinance