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Statutory Agricultural Lien Rapid Finder Chart: *Utah*

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TYPE OF LIEN/CLAIMANT	LIEN CLAIMANT	ATTACHED PROPERTY	POSSESSION REQUIRED	FILING REQUIRED	DATE LIEN ATTACHES	EXPRESS STATUTORY PRIORITY
LIEN FOR NOXIOUS WEED CONTROL EXPENSES UTAH CODE ANN. § 4-17-110	THE COUNTY THAT PERFORMS THE WORK AND INCURS EXPENSES TO CONTROL NOXIOUS WEEDS	REAL PROPERTY UPON WHICH EXPENSES WERE INCURRED	NO	NO	NINETY DAYS AFTER LANDOWNER RECEIVES THE DEMAND OF PAYMENT	NONE
PRE-CONSTRUCTION LIEN UTAH CODE ANN. §§ 38-1a-401 – 38-1a-405	PERSON PROVIDING PRECONSTRUCTION SERVICES	REAL PROPERTY WHERE THE PRECONSTRUCTION SERVICE IS COMPLETED	NO	<p>YES, NOTICE OF PRECONSTRUCTION SERVICE MUST BE FILED NO LATER THAN 20 DAYS AFTER PRECONSTRUCTION SERVICE IS BEGUN WITH THE REGISTRY OF THE COUNTY WHERE THE WORK IS COMPLETED</p> <p>ALSO, NOTICE OF A PRECONSTRUCTION LIEN MUST BE FILED WITHIN 90 DAYS AFTER COMPLETING A PRECONSTRUCTION SERVICE FOR WHICH A CLAIMANT IS NOT PAID IN FULL</p>	TIME OF FILING OF THE EARLIEST TIMELY NOTICE OF PRECONSTRUCTION SERVICE UNDER UTAH CODE ANN. § 38-1a-401	<p>ALL PRECONSTRUCTION LIENS ON A PROPERTY HAVE EQUAL FOOTING WITH EACH OTHER NO MATTER WHEN NOTICE OF PRECONSTRUCTION SERVICE OR LIEN WAS RECORDED OR WHEN THE SERVICE RELATED TO THE LIEN OCCURRED</p> <p>SUPERIOR TO ANY LIEN, MORTGAGE, OR OTHER ENCUMBRANCE THAT ATTACHES AFTER THE EARLIEST TIMELY FILED NOTICE OF PRECONSTRUCTION SERVICE IS FILED AND TO ANY LIEN WHICH THE CLAIMANT HAD NO NOTICE AND THAT WAS UNRECORDED AT THE TIME THE EARLIEST TIMELY NOTICE OF PRECONSTRUCTION SERVICE WAS FILED</p>



TYPE OF LIEN/CLAIMANT	LIEN CLAIMANT	ATTACHED PROPERTY	POSSESSION REQUIRED	FILING REQUIRED	DATE LIEN ATTACHES	EXPRESS STATUTORY PRIORITY
<p>MECHANIC'S AND MATERIALMEN'S LIEN</p> <p>UTAH CODE ANN. §§ 38-1a-501 – 38-1a-507</p>	<p>PERSON PROVIDING LABOR, SERVICE, MATERIAL, OR EQUIPMENT FOR THE IMPROVEMENT OF REAL PROPERTY</p>	<p>REAL PROPERTY FURNISHED WITH LABOR, SERVICE, MATERIAL, OR EQUIPMENT</p>	<p>NO</p>	<p>YES, MUST FILE A PRELIMINARY NOTICE WITH THE COUNTY LIEN REGISTRY NO LATER THAN 20 DAYS AFTER THE DAY ON WHICH THE PERSON BEGINS PROVIDING CONSTRUCTION WORK ON THE REAL PROPERTY</p> <p>NOTICE OF CONSTRUCTION LIEN MUST BE SUBMITTED FOR RECORDING TO THE COUNTY RECORDER OF ANY COUNTY WHERE A LIEN IS CLAIMED NO LATER THAN 180 DAYS AFTER THE DATE ON WHICH FINAL COMPLETION OF THE ORIGINAL CONTRACT OCCURS IF A NOTICE OF COMPLETION UNDER § 38-1a-507 IS NOT FILED</p>	<p>TIME OF FIRST PRELIMINARY NOTICE FILING</p>	<p>ALL CONSTRUCTION LIENS ON A PROPERTY HAVE EQUAL FOOTING REGARDLESS OF WHEN THE NOTICES OF CONSTRUCTION LIENS ARE SUBMITTED FOR RECORDING AND REGARDLESS OF WHEN THE RELATED CONSTRUCTION WORK IS PROVIDED</p> <p>SUPERIOR TO ANY LIEN, MORTGAGE OR OTHER ENCUMBRANCE THAT ATTACHES AFTER THE FIRST PRELIMINARY NOTICE FILING, AND SUPERIOR IF CLAIMANT HAD NO NOTICE AND WHICH WAS UNRECORDED AT THE TIME OF THE FIRST PRELIMINARY NOTICE FILING</p> <p>SUBORDINATE TO CERTAIN RECORDED MORTGAGES OR TRUST DEEDS AS DESCRIBED IN § 38-1a-503</p>
<p>LIEN ON LIVESTOCK FOR FEED AND CARE</p> <p>UTAH CODE ANN. § 38-2-1</p>	<p>RANCHMAN, FARMER, AGISTOR, HERDER OF CATTLE, TAVERN KEEPER OR LIVERY STABLE KEEPER WHO FEEDS, PASTURES OR HERDS ANIMALS ENTRUSTED TO THEM FOR THAT PURPOSE</p>	<p>ANIMALS FED, PASTURED OR HERDED BY THE LIEN CLAIMANT</p>	<p>YES</p>	<p>NO</p>	<p>NOT SPECIFIED</p>	<p>NONE</p>
<p>REPAIRMAN'S LIEN ON PERSONAL PROPERTY</p> <p>UTAH CODE ANN. §§ 38-2-3 – 38-2-5</p>	<p>PERSON WHO MAKES, ALTERS, REPAIRS, OR BESTOWS LABOR OR MATERIALS ON PERSONAL PROPERTY</p>	<p>PERSONAL PROPERTY FURNISHED WITH LABOR OR MATERIALS</p>	<p>YES</p>	<p>NO</p>	<p>NOT SPECIFIED</p>	<p>SUBORDINATE TO A SECURED INTEREST UNLESS THE SECURED PARTY CONSENTS TO THE LABOR OR FURNISHING OF MATERIALS</p>



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LESSOR'S LIEN UTAH CODE ANN. §§ 38-3-1 – 38-3-8	LESSOR OF PREMISES	ALL NONEXEMPT PROPERTY OF LESSEE BROUGHT OR KEPT UPON LEASED PREMISES	NO	NO	DATE LESSEE FIRST OCCUPIES THE PREMISES	SUBORDINATE TO CLAIMS FOR TAXES; MECHANICS AND MATERIALMAN'S LIENS; PERFECTED SECURED INTERESTS; AND EMPLOYER'S LIENS FOR WAGES
WAREHOUSE LIEN UTAH CODE ANN. §§ 70A-7a-209 – 70A-7a- 210	WAREHOUSE	GOODS COVERED BY A WAREHOUSE RECEIPT OR STORAGE AGREEMENT OR ON THE PROCEEDS THEREOF	YES, LIEN IS LOST IF WAREHOUSE VOLUNTARILY DELIVERS OR UNJUSTIFIABLY REFUSES TO DELIVER	ENFORCABLE BY COMMERCIALY REASONABLE SALE	THE DATE OF THE WAREHOUSE RECEIPT OR STORAGE AGREEMENT	ENFORCABLE BY COMMERCIALY REASONABLE SALE
CARRIER'S LIEN UTAH CODE ANN. §§ 70A-7a-307 – 70A-7a- 308	CARRIER	GOODS COVERED BY A BILL OF LADING OR ON THE PROCEEDS THEREOF	YES, LIEN IS LOST IF CARRIER VOLUNTARILY DELIVERS OR UNJUSTIFIABLY REFUSES TO DELIVER	ENFORCABLE BY COMMERCIALY REASONABLE SALE	AFTER THE DATE OF THE CARRIER'S RECEIPT OF THE GOODS FOR STORAGE OR TRANSPORTATION	ENFORCABLE BY COMMERCIALY REASONABLE SALE
LIEN FOR CARE OF MISTREATED ANIMAL UTAH CODE ANN. § 76-9-305	LAW ENFORCEMENT OFFICER	ANIMAL CARED FOR OR DESTROYED	YES	NO, BUT ANIMAL OWNER MUST BE NOTIFIED OF THE LIEN AT LEAST FIVE DAYS PRIOR TO BEING SOLD AT A PUBLIC AUCTION OR DESTROYED	NOT SPECIFIED	NONE

