

ADVANCED · LESSON 1 · 8 MIN READ

# Multi-Party Construction Projects

*Navigating lien strategy when owners, lenders, GCs, subs, sub-subs, and suppliers all share the same project.*

## OVERVIEW

Large commercial projects have layered contracts and layered lien rights.

Strategy depends on where the claimant sits in the tier and who has paid whom.

## KEY CONCEPTS

- Stop-notice rights and trapping funds at the lender
- Joint check arrangements as conflict resolution
- Sub-sub and supplier rights against the property
- Coordinated lien releases at project closeout

## COMMON MISTAKES

- Filing without first checking whether the GC has been paid by the owner.
- Ignoring stop-notice mechanics where they are the cleaner remedy.

## PRACTICAL EXAMPLES

### LENDER PRESSURE

A supplier serves a stop notice on the construction lender. The lender freezes draws until the dispute is resolved. Payment lands within two weeks.