



Puerto Rico

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Statutory Outline

TITLE 29. LABOR.

PART I. LABOR PROVISIONS GENERALLY.

CHAPTER 9. PAYMENT OF WAGES; DISCHARGE WITHOUT CAUSE;
MECHANIC'S LIEN.

- Section 186. Mechanic's lien—Preference
- Section 187. Mechanic's lien—Execution of lien
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§186. Mechanic's lien—Preference

Whenever a worker or employee works on the construction, extension, maintenance or repair of any improvement, house or building, the total amount of the wages earned by him shall constitute a lien on said property, both when the work is done under the immediate direction of the owner and when contractors, subcontractors, jobbers, or builders intervene.

With the exceptions provided by law, the said lien shall have preference as to payment over all other debts of the property owner.

§187. Mechanic's lien—Execution of lien

Every worker or employee who fails to receive any sum as compensation for work done under the conditions specified in the preceding section, may execute the said lien in accordance with the proceedings established by Act No. 10, 1917, as amended by Act No. 12 of 1923; Provided, That before filing the judicial complaint, the workman or employee shall request payment from the owner or grantee of said property, or from his agent or representative, through the Department of Labor and Human Resources, or upon a written notice from the said worker or employee.

§188. Mechanic's lien—Complaint, form; parties

The facts upon which the claim is based shall be stated under oath in the complaint, and a description of the property encumbered by the lien shall be given therein; Provided, That the claims of all such workers and employees as have failed to receive their wages, or any part thereof, may be joined in one action; and Provided, further, That the filing of a complaint by one

or more workmen or employees shall not bar the filing of other actions by other workmen or employees.

§189. Mechanic's lien—Time for claiming

No action or claim may be established against the owner or grantee of any work one year after the work for which payment is claimed has been finished.

§190. Mechanic's lien—Costs of action

If judgment in an action brought for the enforcement of the provisions of §§186—191 of this title is rendered against the owner or grantee of any work, costs may be taxed on him, attorney's fees included.

§191. Mechanic's lien—Judgment and execution

A judgment upholding the claim shall state that the lien is legally constituted and shall direct payment within the five (5) days following the date on which said judgment becomes final; Provided, That upon the expiration of said period, it may be made effective on the encumbered property through an order of execution which shall be issued by the secretary upon request of the complainant, and shall be served by the marshal within a period not exceeding twenty (20) days from the date on which the said order of execution is delivered to him.

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