

Judgment Lien Duration, Expiration, Renewal or Revival

Certain exceptions may apply and law is subject to change. Contact White and Williams LLP for additional information at 215-864-6322.

ALABAMA

A judgment is valid for ten years. Ala. Code § 6-9-1. It may be revived after that, although there is a presumption the judgment has been satisfied. A judgment cannot be revived after 20 years. Ala. Code § 6-9-190.

ALASKA

Judgments are valid until satisfied or discharged; however, when a period of five years lapses, the judgment holder must file a motion with the court and prove sufficient cause for failure to obtain a writ of execution. Alaska Stat. § 09.35.020.

ARIZONA

A judgment may be filed in each county where the judgment creditor desires the judgment to become a lien A.R.S. § 33-961. A judgment holder may have a writ of execution issued within ten years after the entry of judgment and within ten years after any renewal. A.R.S. § 12-1551(B).

ARKANSAS

Judgments must be acted upon within ten years. A.C.A. § 16-46-114. Any payment made towards the judgment or writ of execution on the judgment will toll the statute. Id.

CALIFORNIA

A judgment and any lien created by an execution on the judgment expires ten years after the date of the entry of the judgment. Cal.C.C.P. § 683.020.

COLORADO

A judgment may be revived within twenty years. C.R.C.P. 54. Any revived judgment may itself be revived in the same manner. Id.

CONNECTICUT

A judgment lien expires twenty years after the judgment was rendered, unless the party claiming the lien commences an action to foreclose. Conn. Gen. Stat. § 52-380a.

DELAWARE

A judgment lien expires after 10 years unless renewed for a further 10-year term. Del. Cod Ann. § 4711.

DISTRICT OF COLUMBIA

A final judgment is enforceable for twelve years. D.C. Code § 15-101. An order of revival extends the effect of the judgment for another twelve years from the date of the revival order. D.C. Code § 15-103.

FLORIDA

A judgment lien on real or personal property expires after 20 years. Fla. Stat. § 55.081.

GEORGIA

A judgment becomes dormant and unenforceable when seven years lapse after the granting of the judgment. Ga. Code Ann. § 9-12-60.

HAWAII

Any judgment is presumed to be paid and discharged ten years after the judgment was rendered, however, a motion to extend judgment will renew the judgment for a period of ten years. HRS §657-5.

IDAHO

A lien resulting from a judgment continues for ten years. Idaho Code § 10-1110. The judgment may be renewed and the lien continued for an additional ten years. Idaho Code § 10-1111.

ILLINOIS

A judgment is a lien on real estate for 7 years from the time it is entered or revived. Ill. Comp. Stat. § 5/12-101. A judgment may be revived at any time prior to 20 years after the entry of such judgment. Ill. Comp. Stat. § 5/13-218.

INDIANA

Judgments are presumed to be satisfied after 20 years, however, the presumption is rebuttable upon showing nonpayment. Ind. Coda Ann. § 34-11-2-12, Lewis v. Rex Metal Craft, Inc., 831 N.E.2d 812 (Ind. Ct. App. 2005).

IOWA

Judgments are valid for a period of twenty years. Iowa Code § 614.1. Judgments are liens upon the real estate owned by the defendant for a period of ten years from the date of the judgment. Iowa Code § 624.23.

KANSAS

A judgment becomes dormant if the judgment holder does not begin execution proceedings or file a renewal affidavit within five years after the date of judgment. K.S.A. § 60-2403.

KENTUCKY

An action upon a judgment must be commenced within fifteen years from the date of the last execution. K.R.S. § 413.090.

LOUISIANA

Generally, judgments expire after ten years. La C.C.P. Art. 3501. A judgment may be revived by filing a motion with the court prior to the expiration of the original judgment. La. C.C.P. Art. 2031.

MAINE

A judgment lien continues for a period of 20 years from the date of the filing of the writ of execution, and the lien may be renewed once for a period of 20 years. 14 M.R.S. § 4651-A.

MARYLAND

A judgment is valid for a period of twelve years, but can be renewed with the filing of a notice with the court clerk. Md. Rule 3-625.

MASSACHUSETTS

A judgment is presumed to be paid and satisfied at the expiration of twenty years after it was rendered. Mass. Gen. Laws 260 § 20. The presumption is rebuttable, not an absolute bar to an action on the judgment. Brown v. Greenlow, 111 N.E.2d 744 (1953).

MICHIGAN

A judgment lien expires after 5 years from the date it is recorded but may be rerecorded once for another period of 5 years. MCLS § 600.2809.

MINNESOTA

A judgment may be enforced for ten years from date of entry. Minn. Stat. § 550.01.

MISSISSIPPI

An action must be brought within seven years after the entry of the judgment or the last renewal of judgment. A judgment can be renewed only if the existing judgment has not expired. Miss. Code Ann. § 15-1-43.

MISSOURI

A judgment lien continues for a period of ten years. Mo. Rev. Stat. § 74.08. A judgment may be revived by order of the court within ten years of the entry or last revival. Mo. Stat. Rev. Stat. § 74.09.

■ MONTANA

An action upon a judgment must be commenced within ten years. Mont. Code Ann. § 27-2-201. If before the ten years runs, the judgment holder files a separate action on the judgment, he may obtain a new judgment. Id.

■ NEBRASKA

A judgment becomes dormant if not executed on within five years. Neb. Rev. Stat. § 25-1515. A dormant judgment may be revived by bringing an action but must be within ten years of the judgment becoming dormant. Neb. Rev. Stat. § 24-1420.

■ NEVADA

A judgment is valid for six years but can be renewed by filing a petition within the six year period. Nev. Rev. Stat. § 17-150.

■ NEW HAMPSHIRE

Actions of debt upon judgments must be brought within 20 years. R.S.A. 508:5.

■ NEW JERSEY

A judgment is valid for a period of twenty years, but can be renewed with the filing of a notice with the court clerk. N.J. Stat. Ann. § 2A:26-10.

■ NEW MEXICO

A judgment is a lien on the real estate of the judgment debtor and expires after fourteen years. N.M. Stat. Ann. § 39-1-6.

■ NEW YORK

A judgment lien is valid for ten years. N.Y. C.L.S. C.P.L.R. § 5203.

■ NORTH CAROLINA

A judgment is a lien on real property for ten years from the entry date. N.C. Gen. Stat. § 1-234. A motion to revive a dormant judgment may be brought as an independent action. Lilly v. West, 1 S.E. 834 (N.C. 1887).

■ NORTH DAKOTA

A judgment is a lien on all real property for a period of ten years. N.D. Cent. Code § 28-20-13. A judgment may renewed by affidavit. N.D. Cent. Code § 28-20-21.

■ OHIO

A judgment becomes dormant after five years from the date of the judgment or renewal of the judgment. O.R.C. Ann. 2329.07. An action to revive a judgment can be brought within ten years from the time the judgment became dormant. O.R.C. Ann. 2325.18.

■ OKLAHOMA

A judgment becomes unenforceable if not executed upon or renewed within five years. Okla. Stat. § 735.

■ OREGON

Generally, judgment remedies expire after 10 years of the entry of the judgment. Or. Rev. Stat. § 18.180. However, judgment remedies may be extended for 10 years by filing a certificate of extension. Or. Rev. Stat. § 18.182.

■ PENNSYLVANIA

A judgment creates a lien upon real property for 5 years. Pa.R.C.P. § 3023. An action for revival of a judgment lien on real property must be commenced within 5 years from the date of the judgment. Pa.R.C.P. § 3031.1. An execution against personal property must be issued within 20 years. Pa.R.C.P. § 5529.

■ RHODE ISLAND

A lien executed against real property is deemed discharged after twenty years from the date of the judgment. R.I. Gen. Laws § 9-26-33.

■ SOUTH CAROLINA

Final judgments create a lien upon real estate for a period of ten years. S.C. Code Ann. § 15-35-810.

■ SOUTH DAKOTA

A judgment becomes a lien on real property for a period of 10 years. SDCL § 15-16-7. A judgment may be renewed for an additional period of ten years. SDCL § 15-16-35.

■ TENNESSEE

A judgment is enforceable for a period of ten years. T.C.A. § 28-3-110. A judgment creditor may renew their judgment by filing a motion within the ten-year period. T.R.C.P. 69.04

■ TEXAS

A judgment becomes dormant and unenforceable if not executed within ten years. Tex. Civ. Prac. & Rem. Code § 34.001. A dormant judgment may be revived within two years after the judgment became dormant. Tex. Civ. Prac. & Rem. Code § 31.006.

■ UTAH

A judgment creates a lien upon real property and continues for eight years. U.C.A. § 78B-5-202. A motion to renew the judgment will extend the judgment for an additional eight years. U.C.A. § 78B-6-1802.

■ VERMONT

A judgment constitutes a lien on any real property of a judgment debtor. 12 V.S.A. § 2901. A judgment lien is effective for 8 years from the issuance of a final judgment. 12 V.S.A. § 2908. An action for the renewal or revival of a judgment must be brought within 8 years after the rendition of the judgment. 12 V.S.A. § 506

■ VIRGINIA

A judgment is a lien on real estate. VA Code Ann. § 8.01-458. A judgment is enforceable for a twenty-year period from the date it is rendered. VA Code Ann. § 8.01-251(A). A creditor may prevent expiration of his judgment lien by making a motion to extend within the twenty-year period. VA Code Ann. § 8.01-251(B).

■ WASHINGTON

A judgment expires ten years from the date of entry. RCW 4.56.190. The judgment can be extended for an additional ten year period by filing within ninety days of the expiration of the ten year period. RCW 6.17.20(3),

■ WEST VIRGINIA

A judgment creates a lien on all the real estate. W.Va. Code § 38-3-6. The lien will continue for 10 years from the date of entry. The judgment may be renewed for an additional 10 years. W.Va. Code § 38-3-7.

■ WISCONSIN

A judgment creates a lien on all real property for 10 years from the date of entry. Wis. Stat. 806.15. In order to renew, the judgment creditor must obtain permission from the court and refile an action against the judgment debtor. Wis. Stat. 893.415.

■ WYOMING

A judgment becomes dormant if execution is not issued within 5 years. W.S. § 1-17-307. A dormant judgment generally may be revived within 10 years. W.S.. §1-16-503.

Monday through Friday

8:30am - 5:00pm: (215) 864-6322

After Hours Contacts:

(If no response in 15 minutes, go to next number on list)

Edward A. Jaeger, Jr. - (484) 432-5519 (cell)

Christopher Konzelmann - (609) 560-5153 (cell)

This summary should not be construed as legal advice or legal opinion on any specific facts or circumstances. Users are urged to consult with counsel on specific legal questions. The contents are intended for general, informational purposes only.