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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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SENATE BILL

No. 365 Session of  
2019

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INTRODUCED BY SCHWANK, FONTANA, DINNIMAN, PHILLIPS-HILL,  
FARNESE, COSTA, TARTAGLIONE, MENSCH AND HAYWOOD,  
MARCH 4, 2019

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REFERRED TO LABOR AND INDUSTRY, MARCH 4, 2019

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AN ACT

1 Amending the act of August 24, 1963 (P.L.1175, No.497), entitled  
2 "An act to codify, amend, revise and consolidate the laws  
3 relating to mechanics' liens," in definitions, further  
4 providing for the definition of "property."

5 The General Assembly of the Commonwealth of Pennsylvania  
6 hereby enacts as follows:

7 Section 1. Section 201(2) of the act of August 24, 1963  
8 (P.L.1175, No.497), known as the Mechanics' Lien Law of 1963, is  
9 amended to read:

10 Section 201. Definitions.--The following words, terms and  
11 phrases when used in this act shall have the meaning ascribed to  
12 them in this section, except where the context clearly indicates  
13 a different meaning:

14 \* \* \*

15 (2) "Property" means the improvement, the land covered  
16 thereby and the lot or curtilage appurtenant thereto belonging  
17 to the same legal or equitable owner reasonably needed for the  
18 general purposes thereof and forming a part of a single business

1 or residential plant. The term does not include land covered by  
2 an improvement when the landowner is neither an owner of the  
3 improvement nor a party to the agreement or contract for the  
4 improvement.

5 \* \* \*

6 Section 2. This act shall take effect in 60 days.