



HOUSE COMMITTEE ON APPROPRIATIONS
2009-10 Legislative Session

FISCAL NOTE

SENATE BILL: 563

PRINTER'S NO: 1355

PRIME SPONSOR: Browne

FISCAL IMPACT SUMMARY	FY 2009/10	FY 2010/11
Expenditure Increase/(Decrease):		
General Fund	\$0	\$0

OVERVIEW:

Senate Bill 563 amends the Mechanics Lien Law to add the term "residential property" and eliminate certain requirements that must be met in order for a contractor or subcontractor to waive rights to claim a lien against a residential property.

The act would take effect in 60 days.

ANALYSIS:

The bill eliminates the current residential waiver requirements relating to residential buildings. Under the legislation, a contractor or subcontractor may waive his or her right to file a lien against a residential property by providing a written instrument. The legislation also amends the law to ensure that lien rights waived by contractors are not binding against subcontractors and materials suppliers except as provided under Section 401. The provisions refer only to contractor relations, subsequently, there is no adverse fiscal impact on Commonwealth funds.

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House Appropriations Committee, (D)

DATE: August 3, 2009

General Note and Disclaimer: *This Fiscal Note was prepared pursuant to House Rule 19(a), and the elements considered and reported above are required by Section 5 of the rule. Estimates are calculated using the best information available. Actual costs and revenue impact incurred may vary from estimates.*