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House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

COMMITTEES

CONSUMER AFFAIRS, CHAIRMAN
INSURANCE
LEGISLATIVE BUDGET AND FINANCE

MEMORANDUM

DATE: February 1, 2011
TO: All House Members
FROM: Representative Robert W. Godshall, Chairman
House Consumer Affairs Committee
SUBJECT: Co-Sponsorship Memo – Mechanics Lien Law

Handwritten signature of Robert W. Godshall in black ink.

In the near future, I will be introducing a bill that will prevent subcontractors from filing a claim against a homeowner, for payment for services rendered, when the homeowner has paid the full amount due under a contract.

Under current law, a subcontractor may file a claim against a homeowner for any monies owed to the subcontractor by the contractor, even if the contractor has been fully paid by the homeowner. Consequently, homeowners may be placed in the situation of choosing to pay the subcontractors, thereby paying twice for the same services or have a lien against their property. My bill will close this loophole and will preclude subcontractors from exercising their right to file a claim in situations where the contractor has been paid-in-full.

Strengthening Pennsylvania's consumer protection laws has always been a priority of the General Assembly. Implementing legislation that protects consumers and their property from contractors who, for whatever reason, fail to pay subcontractors after full payment of a contract price has been remitted furthers this goal.

If you wish co-sponsor this legislation, please contact Jane Hugendubler via email at jhugendu@pahousegop.com or by calling 783-6429.

RWG:jh