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Senate of Pennsylvania

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March 14, 2012

TO: All Senators

FROM: Senator Kim Ward

SUBJECT: Co-Sponsorship of Legislation – Amendment to Mechanics’ Lien Law – **Memo #37**

I plan to introduce legislation to amend the Mechanic’s Lien law to eliminate mechanic’s lien rights for subcontractors who performed work on residential property if the property owner paid the contractor in full.

Recently in my district, there have been several roofing companies. It appears that a roofing company doing work this past year in Westmoreland County, Prime Roofing LLC., collected the full amount of payment for work, but did not pay ABC Supply Co., for materials and supplies. ABC Supply has exercised its rights to file mechanic’s liens against the Rubles and approximately 10 other property owners who also appear to be victimized by Prime Roofing LLC.

In addition, I have asked the Pennsylvania Office of Attorney General to investigate one of the roofing companies that was working in conjunction with a number of out-of-state roofing companies in our area this past year, and it would seem appropriate to ensure there was no collusion occurring between these businesses.

If you would like to co-sponsor this legislation, please contact Tiffany Price in my office at 717-787-6063 or by email at tprice@pasen.gov.

KLW/vjw