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Senate of Pennsylvania

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March 14, 2012

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TO: All Senators

FROM: Senator Kim Ward

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

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 has already paid the prime contractor in full.

Recently in my district, there have been several out-of-state roofing companies setting up shop to replace tornado damaged roofs. One particular company, Prime Roofing LLC., from Texas, completed a number of jobs for residents and failed to pay the roofing supplier. In turn, the roofing supplier exercised its right to file mechanic’s liens against the property owners even though the property owners paid the contact price with Prime Roofing LLC in full.

Even with proper documentation showing they paid the primary contractor, the sub-contractor still filed the lien in accordance with existing Pennsylvania law. Prime Roofing LLC., left town and disconnected their contact sources, leaving these residents to fight the sub-contractor on their own.

With natural disasters becoming more frequent, this bill will give property owners protection from unscrupulous business practices.

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