

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL  
No. 2614 Session of  
1980

INTRODUCED BY SWEET AND FISHER, JUNE 2, 1980

REFERRED TO COMMITTEE ON BUSINESS AND COMMERCE, JUNE 2, 1980

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," further providing for the  
4 definitions of "improvement" and "erection, construction,  
5 alteration or repair".

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

8 Section 1. Clause (1) and subclause (a) of clause 12 of  
9 section 201, act of August 24, 1963 (P.L.1175, No.497), known as  
10 the "Mechanics' Lien Law of 1963," are amended to read:

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

15 (1) "Improvement" includes [any building, structure or other  
16 improvement of whatsoever kind or character], but is not limited  
17 to, the construction, alteration and repair, or addition to any  
18 building or structure erected or constructed on land, together  
19 with the fixtures and other personal property used in fitting up

1 and equipping the same for the purpose for which it is intended.  
2 The term also includes demolition, removal of improvements,  
3 seeding, sodding, landscaping, filling, leveling or grading  
4 excavation, installation of curbing and sewers and paving on  
5 land regardless of whether any of the foregoing are incidental  
6 to the erection, construction, alteration, repair or addition to  
7 a building or structure.

8 \* \* \*

9 (12) "Erection, construction, alteration or repair"  
10 includes:

11 (a) [Demolition, removal of improvements, excavation,  
12 grading, filling, paving and landscaping, when such work is  
13 incidental to the erection, construction, alteration or  
14 repairs;] Demolition, removal of improvements, seeding, sodding,  
15 landscaping, filling, leveling or grading, excavation,  
16 installation of curbing and sewers and paving;

17 \* \* \*

18 Section 2. This act shall take effect in 90 days, but shall  
19 not apply to liens filed prior to such date.