

# SENATE BILL 846

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71r0432

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By: **Senators Hooper, Colburn, and Jacobs**  
Introduced and read first time: February 19, 2007  
Assigned to: Rules

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## A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Mechanics’ Liens – Altering Scope and Percentage**

3 FOR the purpose of altering the percentage of the value of a building used to  
4 determine whether a mechanic’s lien may be established for work done or  
5 materials furnished for or about the building; expanding the services for which  
6 a mechanic’s lien may be established; and generally relating to mechanics’ liens.

7 BY repealing and reenacting, with amendments,  
8 Article – Real Property  
9 Section 9–102  
10 Annotated Code of Maryland  
11 (2003 Replacement Volume and 2006 Supplement)

12 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF  
13 MARYLAND, That the Laws of Maryland read as follows:

14 **Article – Real Property**

15 9–102.

16 (a) Every building erected and every building repaired, rebuilt, or improved  
17 to the extent of [15 percent] **5%** of its value is subject to establishment of a lien in  
18 accordance with this subtitle for the payment of all debts, without regard to the  
19 amount, contracted for work done for or about the building and for materials furnished  
20 for or about the building, including the drilling and installation of wells to supply  
21 water, the construction or installation of any swimming pool or fencing, the sodding,

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 seeding or planting in or about the premises of any shrubs, trees, plants, flowers or  
2 nursery products, the grading, filling, landscaping, and paving of the premises, the  
3 provision of building or landscape architectural services, engineering services, or land  
4 surveying services, [and] the leasing of equipment, with or without an operator, for  
5 use for or about the building or premises, **THE REMOVAL OF RUBBLE, REFUSE, OR**  
6 **TRASH, AND THE PROVISION OF TRASH SERVICES.**

7 (b) If the owner of land or the owner's agent contracts for the installation of  
8 waterlines, sanitary sewers, storm drains, or streets to service all lots in a  
9 development of the owner's land, each lot and its improvements, if any, are subject, on  
10 a basis pro rata to the number of lots being developed, to the establishment of a lien as  
11 provided in subsection (a) of this section for all debts for work and material in  
12 connection with the installation.

13 (c) Any machine, wharf, or bridge erected, constructed, or repaired within  
14 the State may be subjected to a lien in the same manner as a building is subjected to a  
15 lien in accordance with this subtitle.

16 (d) However, a building or the land on which the building is erected may not  
17 be subjected to a lien under this subtitle if, prior to the establishment of a lien in  
18 accordance with this subtitle, legal title has been granted to a bona fide purchaser for  
19 value.

20 (e) The filing of a petition under § 9-105 shall constitute notice to a  
21 purchaser of the possibility of a lien being perfected under this subtitle.

22 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
23 October 1, 2007.