

HOUSE BILL 645

N1

8lr2007

By: **Delegates Beidle, Cane, and Niemann**

Introduced and read first time: February 1, 2008

Assigned to: Environmental Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Maryland Contract Lien Act - Foreclosure of Liens - Time Period**

3 FOR the purpose of altering the period within which an action to foreclose a lien
4 created under the Maryland Contract Lien Act shall be brought; and generally
5 relating to an action to foreclose a lien.

6 BY repealing and reenacting, with amendments,
7 Article - Real Property
8 Section 14-204
9 Annotated Code of Maryland
10 (2003 Replacement Volume and 2007 Supplement)

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

13 **Article - Real Property**

14 14-204.

15 (a) A lien may be enforced and foreclosed by the party who obtained the lien
16 in the same manner, and subject to the same requirements, as the foreclosure of
17 mortgages or deeds of trust on property in this State containing a power of sale or an
18 assent to a decree.

19 (b) If the owner of property subject to a lien is personally liable for alleged
20 damages, suit for any deficiency following foreclosure may be maintained in the same
21 proceeding, and suit for a monetary judgment for unpaid damages may be maintained
22 without waiving any lien securing the same.

23 (c) Any action to foreclose a lien shall be brought within [3] 12 years
24 following recordation of the statement of lien.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
2 October 1, 2008.