

# HOUSE BILL 645

N1

8lr2007

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

Introduced and read first time: February 1, 2008

Assigned to: Environmental Matters

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Committee Report: Favorable

House action: Adopted

Read second time: March 16, 2008

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## CHAPTER \_\_\_\_\_

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

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 proceeding, and suit for a monetary judgment for unpaid damages may be maintained  
2 without waiving any lien securing the same.

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

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

Approved:

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Governor.

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Speaker of the House of Delegates.

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President of the Senate.