

For the foregoing reasons, I believe that House Bill 32 should be vetoed.

Sincerely,

/s/ MARVIN MANDEL,
Governor.

House Bill No. 34—Notice in Mechanics' Lien Laws

AN ACT to repeal and re-enact, with amendments, Sections 15 and 18 of Article 63 of the Annotated Code of Maryland (1968 Replacement Volume), title "Mechanics' Lien," subtitle "In General," and to add new Section 19A to Article 63 of the Annotated Code of Maryland (1968 Replacement Volume), title "Mechanics' Lien," subtitle "In General," to follow immediately after Section 19 thereof, to require a lien claimant to file notice in order to preserve his priority over a bona fide purchaser for value of a residential type structure containing not more than two housing units and generally relating thereto, and to correct an error therein.

May 26, 1970.

Honorable Thomas Hunter Lowe
Speaker of the House of Delegates
State House
Annapolis, Maryland

Dear Mr. Speaker:

In accordance with Article II, Section 17, of the Maryland Constitution, I have this day vetoed House Bill 34.

This bill provides that a mechanics' lien claimant must file a notice of intent to file a lien in order to preserve his priority over a bona fide purchaser for value of a residential type structure containing no more than two housing units. The intended purpose of this bill was to clarify the existing problem under the Mechanics' Lien laws whereby occasionally liens are filed after title to residential property has been conveyed to a purchaser.

There is no question that the entire area of Mechanics' Lien legislation should be reviewed and completely revised. In accordance with that overall need, I signed on April 15, 1970, House Joint Resolution 5 which calls for the appointment of a commission to study all of the Mechanics' Lien laws of Maryland and directs said commission to submit recommendations to the 1971 session of the General Assembly. Since the effective date of House Bill 34 is July 1, 1971, it seems to me there is no immediate urgency for its signing at this time, and it would be much more appropriate if this subject matter was studied as a part of the overall work of the commission to be appointed pursuant to House Joint Resolution 5.

It is my opinion that the comprehensive study of the Mechanics' Lien law will bring about proper and careful reform of the entire area, and for these reasons, I believe that House Bill 34 should be vetoed.

Sincerely,

/s/ MARVIN MANDEL,
Governor.