

## Article - Real Property

9-101.

(A) IN THIS SUBTITLE THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

[[ (B) "AFFIDAVIT OF CLAIM" MEANS A CLAIM FILED PURSUANT TO §9-105 AND VERIFIED IN ACCORDANCE WITH THE MARYLAND RULES.

(C) "BUILDING" INCLUDES A MACHINE, WHARF, OR BRIDGE SUBJECT TO A LIEN UNDER §9-102(B). ]]

(B) "CONTRACT" MEANS AN AGREEMENT OF ANY KIND OR NATURE, EXPRESS OR IMPLIED, FOR DOING WORK OR FURNISHING MATERIAL, OR BOTH, FOR OR ABOUT A BUILDING AS MAY GIVE RISE TO A LIEN UNDER THIS SUBTITLE.

[[ (D) ]] (C) "CONTRACTOR" MEANS A PERSON WHO HAS A CONTRACT WITH AN OWNER [[FOR WORK DONE OR MATERIALS FURNISHED FOR OR ABOUT A BUILDING THAT ENTITLES THE PERSON TO A LIEN ON THE LAND OF THE OWNER UNDER THIS SUBTITLE]].

[[ (E) ]] (D) "LAND" MEANS THE LAND TO WHICH A LIEN EXTENDS UNDER THIS SUBTITLE OR THE LAND WITHIN THE BOUNDARIES ESTABLISHED BY PROCEEDINGS IN ACCORDANCE WITH THE MARYLAND RULES. "LAND" INCLUDES THE IMPROVEMENTS TO THE LAND.

[[ (F) ]] (E) "OWNER" MEANS THE OWNER OF THE LAND EXCEPT THAT, WHEN THE CONTRACTOR EXECUTES THE CONTRACT WITH A TENANT FOR LIFE OR FOR YEARS, "OWNER" MEANS THE TENANT.

[[ (G) ]] (F) "SUBCONTRACTOR" MEANS A PERSON WHO HAS A CONTRACT WITH [[A CONTRACTOR OR WITH ANOTHER SUBCONTRACTOR FOR WORK DONE OR MATERIALS FURNISHED FOR OR ABOUT A BUILDING THAT ENTITLES THE PERSON TO A LIEN ON THE LAND OF THE OWNER UNDER THIS SUBTITLE]] ANYONE EXCEPT THE OWNER OR HIS AGENT.

9-102.

(A) EVERY BUILDING ERECTED AND EVERY BUILDING REPAIRED, REBUILT, OR IMPROVED TO THE EXTENT OF 25 PERCENT OF ITS VALUE IS SUBJECT TO ESTABLISHMENT OF A LIEN IN ACCORDANCE WITH THIS SUBTITLE FOR THE PAYMENT OF ALL DEBTS, WITHOUT REGARD TO THE AMOUNT, CONTRACTED FOR WORK DONE FOR OR ABOUT THE BUILDING AND FOR MATERIALS FURNISHED FOR OR ABOUT THE BUILDING, INCLUDING THE DRILLING AND INSTALLATION OF WELLS TO SUPPLY WATER, THE CONSTRUCTION OR INSTALLATION OF ANY SWIMMING POOL, THE SODDING, SEEDING OR PLANTING IN OR ABOUT THE PREMISES OF ANY SHRUBS, TREES, PLANTS, FLOWERS OR NURSERY PRODUCTS, AND THE GRADING, FILLING, LANDSCAPING, AND PAVING OF THE PREMISES.