

(IV) SPECIFIES THE AMOUNT OF A BOND THAT THE OWNER MAY FILE TO RELEASE THE LAND AND BUILDING FROM THE LIEN.

(2) IF, FROM THE AFFIDAVIT, ANY COUNTERAFFIDAVIT, AND OTHER EVIDENCE, THE COURT DETERMINES THAT THERE IS A MATERIAL DISPUTE WITH RESPECT TO WHETHER OR NOT THE CLAIMANT IS ENTITLED TO A LIEN, THE AMOUNT OF THE LIEN TO WHICH THE CLAIMANT IS ENTITLED, OR THE LAND OR BUILDINGS TO WHICH THE LIEN ATTACHES OR THE COURT IS UNABLE TO MAKE A DETERMINATION OF PROBABLE CAUSE, THE COURT SHALL ENTER AN ORDER WHICH:

(I) ESTABLISHES A LIEN;

(II) DESCRIBES THE BOUNDARIES OF THE LAND AND THE BUILDINGS TO WHICH THE LIEN ATTACHES;

(III) REQUIRES THE CLAIMANT TO FILE A BOND IN AN AMOUNT THAT THE COURT BELIEVES SUFFICIENT FOR DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, TO THE OWNER AND, IF THE CLAIMANT IS A SUBCONTRACTOR, TO THE CONTRACTOR AND ANY CONTRACTOR IN THE LINE OF CONTRACTS TO THE OWNER; AND

(IV) SPECIFIES THE AMOUNT OF A BOND THAT THE OWNER MAY FILE TO RELEASE THE LAND AND BUILDING FROM THE LIEN.

(C) SUBJECT TO THE PROVISIONS OF THIS SUBTITLE, A BOND SHALL COMPLY WITH THE MARYLAND RULES. ]]

9-105.

(A) IN ORDER TO ESTABLISH A LIEN UNDER THIS SUBTITLE, A PERSON ENTITLED TO A LIEN SHALL FILE PROCEEDINGS IN THE CIRCUIT COURT FOR THE COUNTY WHERE THE LAND OR ANY PART OF THE LAND IS LOCATED WITHIN 180 DAYS AFTER THE WORK HAS BEEN FINISHED OR THE MATERIALS FURNISHED. THE PROCEEDINGS SHALL BE COMMENCED BY FILING WITH THE CLERK, THE FOLLOWING:

(1) A PETITION TO ESTABLISH THE MECHANIC'S LIEN, WHICH SHALL SET FORTH AT LEAST THE FOLLOWING:

(I) THE NAME AND ADDRESS OF THE PETITIONER;

(II) THE NAME AND ADDRESS OF THE OWNER;

(III) THE NATURE OF KIND OF WORK DONE OR THE KIND AND AMOUNT OF MATERIALS FURNISHED, THE TIME WHEN THE WORK WAS DONE OR THE MATERIALS FURNISHED, THE NAME OF THE PERSON FOR WHOM THE WORK WAS DONE OR TO WHOM THE MATERIALS WERE FURNISHED AND THE AMOUNT OR SUM CLAIMED TO BE DUE, LESS ANY CREDIT RECOGNIZED BY THE PETITIONER;

(IV) A DESCRIPTION OF THE LAND,