

Article - Real Property
Section 9-102
Annotated Code of Maryland
(1974 Volume and 1979 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That section(s) of the Annotated Code of Maryland be repealed, amended, or enacted to read as follows:

Article - Real Property

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.

(B) IF THE OWNER OF LAND OR THE OWNER'S AGENT CONTRACTS FOR THE INSTALLATION OF WATER LINES, SANITARY SEWERS OR STORM DRAINS TO SERVICE ALL LOTS IN A DEVELOPMENT OF THE OWNER'S LAND, EACH LOT AND ITS IMPROVEMENTS, IF ANY, ARE SUBJECT, ON A BASIS PRO RATA TO THE NUMBER OF LOTS BEING DEVELOPED, TO THE ESTABLISHMENT OF A LIEN AS PROVIDED IN SUBSECTION (A) OF THIS SECTION FOR ALL DEBTS FOR WORK AND MATERIAL IN CONNECTION WITH THE INSTALLATION.

[(b)] (C) Any machine, wharf, or bridge erected, constructed, or repaired within the State may be subjected to a lien in the same manner as a building is subjected to a lien in accordance with this subtitle.

[(c)] (D) However, a building or the land on which the building is erected may not be subjected to a lien under this subtitle if, prior to the establishment of a lien in accordance with this subtitle, legal title has been granted to a bona fide purchaser for value.

[(d)] (E) The filing of a petition under § 9-105 shall constitute notice to a purchaser of the possibility of a lien being perfected under this subtitle.

SECTION 2 AND BE IT FURTHER ENACTED, That this Act shall take effect July 1 1980

Approved May 6, 1980