

~~(1) -- THE OWNER -- FAILS -- TO -- MAKE -- PAYMENT -- TO -- THE CONTRACTOR, -- AND~~

~~(2) -- WITHIN 90 -- days -- after doing -- the work or furnishing -- the -- materials, -- the -- THE -- SUBCONTRACTOR -- gives written -- notice -- of -- his intention -- to -- claim -- a -- lien substantially -- in -- the form specified -- in -- subsection (b) -- of this section.~~

(A) (1) A SUBCONTRACTOR DOING WORK OR FURNISHING MATERIALS OR BOTH FOR OR ABOUT A BUILDING OTHER THAN A SINGLE FAMILY DWELLING BEING ERECTED ON THE OWNER'S LAND FOR HIS OWN RESIDENCE IS NOT ENTITLED TO A LIEN UNDER THIS SUBTITLE UNLESS, WITHIN 90 DAYS AFTER DOING THE WORK OR FURNISHING THE MATERIALS, THE SUBCONTRACTOR GIVES WRITTEN NOTICE OF AN INTENTION TO CLAIM A LIEN SUBSTANTIALLY IN THE FORM SPECIFIED IN SUBSECTION (B) OF THIS SECTION.

(2) A SUBCONTRACTOR DOING WORK OR FURNISHING MATERIALS OR BOTH FOR OR ABOUT A SINGLE FAMILY DWELLING BEING ERECTED ON THE OWNER'S LAND FOR HIS OWN RESIDENCE IS NOT ENTITLED TO A LIEN UNDER THIS SUBTITLE UNLESS, WITHIN 90 DAYS AFTER DOING WORK OR FURNISHING MATERIALS FOR OR ABOUT THAT SINGLE FAMILY DWELLING, THE SUBCONTRACTOR GIVES WRITTEN NOTICE OF AN INTENTION TO CLAIM A LIEN IN ACCORDANCE WITH SUBSECTION (A)(1) OF THIS SECTION AND THE OWNER HAS NOT MADE FULL PAYMENT TO THE CONTRACTOR PRIOR TO RECEIVING THE NOTICE.

(f) (1) On receipt of notice given under this section, the owner may withhold, from sums due the contractor, the amount the owner ascertains to be due the subcontractor giving the notice.

(2) If the subcontractor giving notice establishes a lien in accordance with this subtitle, the contractor shall receive only the difference between the amount due him and that due the subcontractor giving the notice.

~~(3) -- THE SUBCONTRACTOR MAY NOT ESTABLISH -- A -- LIEN TO -- OBTAIN -- PAYMENT -- FROM -- THE OWNER -- FOR -- WORK -- PERFORMED -- IF -- THE OWNER -- RENDERS -- PAYMENT -- FOR -- THAT -- WORK -- TO -- THE CONTRACTOR.~~

(3) NOTWITHSTANDING ANY OTHER PROVISION OF THIS SECTION TO THE CONTRARY, THE LIEN OF THE SUBCONTRACTOR AGAINST A SINGLE FAMILY DWELLING BEING ERECTED ON THE LAND OF THE OWNER FOR HIS OWN RESIDENCE SHALL NOT EXCEED THE AMOUNT BY WHICH THE OWNER IS INDEBTED UNDER THE CONTRACT AT THE TIME THE NOTICE IS GIVEN.

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(A) AT THE TIME OF SETTLEMENT OR PAYMENT IN FULL BETWEEN A CONTRACTOR AND AN OWNER, THE CONTRACTOR SHALL GIVE