

records of each county in which any portion of the property is located [within the earlier of:].

(2) ~~THE CLAIMANT PARTY SEEKING TO CREATE THE LIEN MAY FILE THE LIEN STATEMENT IN THE COUNTY LAND RECORDS AFTER THE EARLIER-OF:~~

~~(i) The IF A COMPLAINT WAS FILED UNDER SUBSECTION (C) OF THIS SECTION, THE expiration of AFTER 30 days of the DATE OF THE court order ALLOWING THE CREATION OF THE LIEN; or~~

~~(ii) --{120}---90---days---after---notice---under subsection-(a)-of-this-section-was-mailed-to-a-party-~~

~~(II) IF A COMPLAINT WAS NOT FILED UNDER SUBSECTION (C) OF THIS SECTION, 30 DAYS AFTER THE OWNER WAS SERVED UNDER SUBSECTION (A)(2) OR (3) OF THIS SECTION.~~

(3) UNLESS THE PARTY SEEKING TO CREATE THE LIEN AND THE OWNER AGREE OTHERWISE, IF THE CLAIMANT PARTY SEEKING TO CREATE THE LIEN FAILS TO FILE THE LIEN STATEMENT WITHIN 90 DAYS AFTER THE LATER-OF-THE-TIME-PERIODS EXPIRATION OF THE APPLICABLE TIME PERIOD DESCRIBED IN PARAGRAPH (2) OF THIS SUBSECTION, THE CLAIMANT PARTY SEEKING TO CREATE THE LIEN MAY:

(I) NOT FILE THE LIEN STATEMENT IN THE COUNTY LAND RECORDS; AND

(II) FILE FOR A NEW LIEN BY COMPLYING WITH THE REQUIREMENTS OF SUBSECTIONS (A) THROUGH (H) OF THIS SECTION.

[(2)] (4) A lien imposed under this subtitle has priority from the date the statement of lien is filed.

[(3)] (5) Until an order imposing a lien is entered by the court, the owner of the property against which the lien is imposed may have the lien removed at any time by filing with the clerk of the circuit court a bond in the amount specified by the court under subsection (g)(3) of this section.

(i) (1) Until an order is entered by the court either establishing or denying a lien, the action shall proceed to trial on any matter at issue.

(2) The court may award costs and reasonable attorney's fees to any party under this subtitle.

(j) A statement of lien is sufficient for purposes of this subtitle if it is in substantially the following form:

STATEMENT OF LIEN