

(2) (I) A COMMERCIAL PROPERTY MAY NOT BE SUBJECTED TO A BROKER'S LIEN UNDER THIS SUBTITLE IF, PRIOR TO THE ESTABLISHMENT OF THE BROKER'S LIEN, LEGAL TITLE HAS BEEN GRANTED TO A BONA FIDE PURCHASER FOR VALUE.

(II) THE FILING OF A PETITION UNDER § 14-304 OF THIS SUBTITLE SHALL CONSTITUTE NOTICE TO A PURCHASER OF THE POSSIBILITY OF A BROKER'S LIEN PERFECTED UNDER THIS SUBTITLE.

14-303.

A LIEN ESTABLISHED IN ACCORDANCE WITH THIS SUBTITLE SHALL EXTEND TO THE LAND COVERED BY THE BUILDING AND TO AS MUCH OTHER LAND, IMMEDIATELY ADJACENT AND BELONGING IN LIKE MANNER TO THE OWNER OF THE BUILDING, AS MAY BE NECESSARY FOR THE ORDINARY AND USEFUL PURPOSES OF THE BUILDING.

14-304.

(A) TO ESTABLISH A BROKER'S LIEN UNDER THIS SUBTITLE, A BROKER SHALL COMMENCE PROCEEDINGS IN THE CIRCUIT COURT WHERE THE COMMERCIAL PROPERTY IS LOCATED WITHIN 180 DAYS AFTER THE COMMERCIAL LEASING COMMISSION BECAME DUE AND PAYABLE BY FILING WITH THE CLERK OF THE COURT:

(1) A PETITION TO ESTABLISH A BROKER'S LIEN, WHICH SHALL CONTAIN THE FOLLOWING:

(I) THE NAME AND ADDRESS OF THE PETITIONER;

(II) THE NAME AND ADDRESS OF THE OWNER;

(III) A COPY OF THE BROKERAGE AGREEMENT;

(IV) A DESCRIPTION OF THE LIEN PROPERTY, INCLUDING A STATEMENT WHETHER PART OF THE LIEN PROPERTY IS LOCATED IN ANOTHER COUNTY, BY:

1. REASONABLY SPECIFIC GEOGRAPHIC LOCATION;

2. STREET ADDRESS; OR

3. LEGAL DESCRIPTION FROM THE DEED AS RECORDED AMONG THE LAND RECORDS; AND

(V) THE AMOUNT OF THE COMMISSION AND THE UNPAID PORTION OF THE COMMISSION;

(2) AN AFFIDAVIT BY THE BROKER OR BY AN INDIVIDUAL ON BEHALF OF THE BROKER STATING THE FACTS WHICH THE BROKER IS CLAIMING A BROKER'S LIEN AGAINST THE LIEN PROPERTY IN THE AMOUNT SPECIFIED; AND