

Mechanic's Lien – Notice – Time Limitation

FOR the purpose of increasing a certain time period in which certain persons shall provide notice of intention to claim a mechanic's lien in order to be eligible for the lien; and generally relating to notices of intention to claim a mechanic's lien.

BY repealing and reenacting, with amendments,

Article – Real Property

Section 9-104

Annotated Code of Maryland

(1996 Replacement Volume)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article – Real Property

9-104.

(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] 120 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] 120 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.

(b) The form of notice is sufficient for the purposes of this subtitle if it contains the information required and is substantially in the following form:

“Notice to Owner or Owner's Agent of
Intention to Claim a Lien”

.....
Subcontractor
did work or furnished material for or about the building generally designated or briefly
described as
.....
.....

The total amount earned under the subcontractor's undertaking to the date hereof is \$ of which \$ is due and unpaid as of the date hereof. The work done or materials provided under the subcontract were as follows: (insert brief description of the work done