



116th MAINE LEGISLATURE

FIRST REGULAR SESSION-1993

Legislative Document

No. 633

S.P. 197

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In Senate, February 23, 1993

An Act to Amend the Mechanic Lien Laws.

Reference to the Committee on Business Legislation suggested and ordered printed.

JOY J. O'BRIEN Secretary of the Senate

Presented by Senator CONLEY of Cumberland.

Be it enacted by the People of the State of Maine as follows:

Sec. 1. 10 MRSA §3251, as amended by PL 1991, c. 280, is further amended to read:

6 §3251. Lien established

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Whoever performs labor or furnishes labor or materials, 8 including repair parts of machines used, or performs services as a surveyor, an architect or an engineer, or as a real estate 10 licensee, or as an owner-renter, owner-lessor, or owner-supplier 12 of equipment used in erecting, altering, moving or repairing a house, building or appurtenances, including any public building 14 erected or owned by any city, town, county, school district or other municipal corporation, or in constructing, altering or 16 repairing a wharf or pier, or any building thereon, including the surveying, clearing, grading, draining, excavating or landscaping 18 of the ground adjacent to and upon which any such above-named objects are constructed, by virtue of a contract with or by 20 consent of the owner, has a lien thereon and on the land on which it stands and on any interest such owner has in the same, to 22 secure payment thereof, with costs. If the owner of the building has no legal interest in the land on which the building is 24 erected or to which it is moved, the lien attaches to the building, and if the owner of the wharf or pier has no legal 26 interest in the land on which the wharf or pier is erected, the lien attaches to the wharf or pier, and in either case may be enforced as provided. If the owner of such land, building, wharf 28 or pier, so contracting, is a minor or married woman, such lien 30 exists and such minority or coverture does not bar a recovery in any proceeding brought to enforce it. 32

STATEMENT OF FACT

This bill includes real estate licensee under the laws governing mechanic liens.

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