



General Assembly

February Session, 2006

Raised Bill No. 497

LCO No. 2448

02448 _____ GL_

Referred to Committee on General Law

Introduced by:

(GL)

**AN ACT CONCERNING THE DISCHARGING OF MECHANIC'S LIENS
BY GENERAL CONTRACTORS.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2006*) Notwithstanding the
2 provisions of chapter 847 of the general statutes, an original contractor
3 for the construction, raising, removal or repair of a residential building
4 or any of its appurtenances may cause a mechanic's lien regarding
5 such building or any of its appurtenances placed pursuant to the
6 provisions of chapter 847 of the general statutes by a subcontractor to
7 be discharged by the superior court for the judicial district in which the
8 lien may be foreclosed pursuant to section 51-345 of the general
9 statutes, upon sufficient showing to the court by such original
10 contractor that such contractor has been paid in full by the homeowner
11 or that the work which is the subject of such lien was performed in an
12 unworkmanlike manner.

This act shall take effect as follows and shall amend the following sections:

| | | |
|-----------|------------------------|-------------|
| Section 1 | <i>October 1, 2006</i> | New section |
|-----------|------------------------|-------------|

Statement of Purpose:

To protect homeowners from mechanic's liens filed by subcontractors when the homeowner has paid the general contractor or the subcontractor's work was performed in an inferior manner.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]