



General Assembly

January Session, 2015

***Raised Bill No. 887***

LCO No. 3195



Referred to Committee on BANKING

Introduced by:  
(BA)

***AN ACT CONCERNING REQUIREMENTS FOR THE FILING OF A  
MECHANIC'S LIEN.***

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

1 Section 1. Section 49-34 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2015*):

3 A mechanic's lien is not valid unless the person performing the  
4 services or furnishing the materials (1) within ninety days after he has  
5 ceased to do so, lodges with the town clerk of the town in which the  
6 building, lot or plot of land is situated a certificate in writing, which  
7 shall be recorded by the town clerk with deeds of land, (A) describing  
8 the premises, the amount claimed as a lien thereon, the name or names  
9 of the person against whom the lien is being filed and the date of the  
10 commencement of the performance of services or furnishing of  
11 materials, (B) stating that the amount claimed is justly due, as nearly as  
12 the same can be ascertained, and (C) subscribed and sworn to by the  
13 claimant, [and] (2) not later than thirty days after lodging the  
14 certificate, serves a true and attested copy of the certificate upon the  
15 owner of the building, lot or plot of land in the same manner as is

16 provided for the service of the notice in section 49-35, and (3) holds the  
17 appropriate registration or license to perform the services.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2015</i>	49-34

**Statement of Purpose:**

To ensure that mechanic's liens will only be valid if the lien is filed by a person who holds the appropriate Department of Consumer Protection issued occupational license or home improvement contractor registration that is required to lawfully perform such work.

*[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.]*