

HCS SB 320 -- MECHANICS' LIENS

This bill creates a lien against real estate for the non-payment of rental equipment fees. The lien may be for the reasonable rental value of the machinery or equipment during the period of actual use and for periods of non-use based on the rental contract. There may be no lien involving the rental of equipment or machinery unless the improvements are made on commercial property, the amount of the claim exceeds \$5,000, and the party claiming the lien provides written notice within five business days of the commencement of the use of the rental equipment to the property owner that it is being used on his or her property. The bill includes a statute of limitations which begins to run 60 days after all rental equipment or machinery is removed from the property.