

Are Changes Coming to New York's Mechanic Lien Laws?

First, a big thank you to the [New York Mechanic's Lien Blog for posting about these pending bills](#) and bringing them to our attention. Before summarizing those proposed lien law amendments, it's worth taking a moment to point out how great of a job Vincent Pallaci is doing with this blog. I've really enjoyed his updates recently, and recommend that folks subscribe to the RSS Feed.

Now, with that said, the post highlights three lien law amendments that are floating in the New York legislature:

- 1) [A03513](#): Would allow surveyors to file mechanic liens on properties for surveying services not necessarily associated with a construction / improvement project.
- 2) [A03869](#): Would require contractors to present a certificate to the County Clerk stating that the contractor is licensed to perform the work for which it is liening. Pallaci weighs in on this particular amendment, suggesting that it presents potential problems for contractors:

There are a number of nuances in the licensing statutes for each county and those nuances have not yet been completely ironed out by the court systems despite extensive litigation. How is a county employee supposed to make such a determination when the statutes themselves are not clear, especially because determining applicability requires a fact specific analysis?

- 3) [A09850](#): Would alter the time claimants have to file a mechanics lien for retainage amounts owed. It would allow liens to be filed within 90 days of when the retainage is due to be released.

Stay tuned to the [New York Mechanic Lien Blog](#) and this Construction Lien Blog for the ultimate fate of these bills.

Read this article on the Construction Lien Blog here:
<http://constructionlienblog.com/?p=1888>