

1 SB447  
2 139452-1  
3 By Senator Glover  
4 RFD: Judiciary  
5 First Read: 22-MAR-12

2  
3  
4  
5  
6  
7  
8 SYNOPSIS: Under existing law, a licensed architect,  
9 professional engineer, or professional land  
10 surveyor engaged by a landowner to perform  
11 architectural, engineering, or land surveying  
12 services is not authorized to have a lien against  
13 the property with respect to which the services  
14 were rendered when work on the property has not  
15 begun.

16 This bill would make such provisions.

17  
18 A BILL  
19 TO BE ENTITLED  
20 AN ACT

21  
22 Relating to professions and businesses; to authorize  
23 a licensed architect, professional engineer, or professional  
24 land surveyor performing services for a land owner to have a  
25 lien against the property for services rendered when work on  
26 the property has not begun.

27 BE IT ENACTED BY THE LEGISLATURE OF ALABAMA:

1           Section 1. (a) Any licensed architect, professional  
2 engineer, or professional land surveyor engaged by the owner  
3 of a particular piece or parcel of ground to perform  
4 architectural, engineering, or land surveying services shall  
5 have a lien against the particular piece or parcel of ground  
6 with respect to which the services were rendered when work on  
7 the piece or parcel of ground has not begun.

8           (b) A written statement of the claim shall be filed  
9 for registry with the judge of probate of the county in which  
10 the immovable property is located within 90 days of the date  
11 of the services and shall not be effective as to third persons  
12 until such time as the statement of the claim is filed, but  
13 thereafter shall be a first lien and privilege superior to any  
14 lien, privilege, or mortgage subsequently recorded.

15           Section 2. This act shall become effective on the  
16 first day of the third month following its passage and  
17 approval by the Governor, or its otherwise becoming law.