



CHESTER J. CULVER
GOVERNOR

OFFICE OF THE GOVERNOR

PATTY JUDGE
LT. GOVERNOR

April 17, 2007

The Honorable Michael Mauro
Secretary of State
State Capitol Building
LOCAL

Dear Mr. Secretary:

I hereby transmit:

House File 774, an Act relating to mechanics' liens.

The above House File is hereby approved this date.

Sincerely,

A handwritten signature in black ink, appearing to read "Chester J. Culver".

Chester J. Culver
Governor

CJC:bdj

cc: Secretary of the Senate
Chief Clerk of the House





HOUSE FILE 774

AN ACT
RELATING TO MECHANICS' LIENS.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. Section 572.1, Code 2007, is amended by adding the following new subsection:

NEW SUBSECTION. 1A. "Labor" means labor completed by the claimant.

Sec. 2. Section 572.1, subsections 2, 3, and 5, Code 2007, are amended to read as follows:

2. "Material" shall, in addition to its ordinary meaning, include machinery, tools, fixtures, trees, evergreens, vines, plants, shrubs, tubers, bulbs, hedges, bushes, sod, soil, dirt, mulch, peat, fertilizer, fence wire, fence material, fence posts, tile, and the use of forms, accessories, and equipment furnished by the claimant.

3. "Owner" ~~shall include~~ means the record titleholder and every person for whose use or benefit any building, erection, or other improvement is made, having the capacity to contract, including guardians.

5. "Subcontractor" shall include every person furnishing material or performing labor upon any building, erection, or other improvement, except those having contracts ~~therefor~~ directly with the owner, ~~the owner's agent, or trustee.~~

Sec. 3. Section 572.2, Code 2007, is amended to read as follows:

572.2 PERSONS ENTITLED TO LIEN.

1. Every person who shall furnish any material or labor for, or perform any labor upon, any building or land for improvement, alteration, or repair thereof, including those

engaged in the construction or repair of any work of internal or external improvement, and those engaged in grading, sodding, installing nursery stock, landscaping, sidewalk building, fencing on any land or lot, by virtue of any contract with the owner, ~~the owner's agent, trustee,~~ contractor, or subcontractor shall have a lien upon such building or improvement, and land belonging to the owner on which the same is situated or upon the land or lot so graded, landscaped, fenced, or otherwise improved, altered, or repaired, to secure payment for the material or labor furnished or labor performed.

2. If material is rented by a person to the owner, ~~the owner's agent, trustee,~~ contractor, or subcontractor, the person shall have a lien upon such building, improvement, or land to secure payment for the material rental. The lien is for the reasonable rental value during the period of actual use of the material and any reasonable periods of nonuse of the material taken into account in the rental agreement. The delivery of material to such building, improvement, or land, whether or not delivery is made by the person, creates a presumption that the material was used in the course of alteration, construction, or repair of the building, improvement, or land. However, this presumption shall not pertain to recoveries sought under a surety bond.

Sec. 4. Section 572.8, Code 2007, is amended to read as follows:

572.8 PERFECTION OF LIEN.

A person shall perfect a mechanic's lien by filing with the clerk of the district court of the county in which the building, land, or improvement to be charged with the lien is situated a verified statement of account of the demand due the person, after allowing all credits, setting forth:

1. The ~~time~~ date when such material was first furnished or labor first performed, and ~~when-completed~~ the date on which the last of the material was furnished or the last of the labor was performed.

2. The ~~correct~~ legal description of the property to be charged with the lien.

3. The name and last known mailing address of the owner, ~~agent, or trustee~~ of the property.

Upon the filing of the lien, the clerk of court shall mail a copy of the lien to the owner, agent, or trustee. If the statement of the lien consists of more than one page, the clerk may omit such pages as consist solely of an accounting of the material furnished or labor performed. In this case, the clerk shall attach a notification that pages of accounting were omitted and may be inspected in the clerk's office.

Sec. 5. Section 572.9, Code 2007, is amended to read as follows:

572.9 TIME OF FILING.

The statement ~~or~~ of account required by section 572.8 shall be filed by a principal contractor or subcontractor within two years and ninety days from after the date on which the last of the material was furnished or the last of the labor was performed. ~~A failure to file the statement or account within the ninety-day period does not defeat the lien, except as otherwise provided in this chapter.~~

Sec. 6. Section 572.10, Code 2007, is amended to read as follows:

572.10 PERFECTING SUBCONTRACTOR'S LIEN AFTER LAPSE OF NINETY DAYS.

~~After the lapse of the ninety days prescribed in section 572.9,~~ a A contractor or a subcontractor may perfect a mechanic's lien pursuant to section 572.8 beyond ninety days after the date on which the last of the material was furnished or the last of the labor was performed by filing a claim with the clerk of the district court and giving written notice thereof to the owner, ~~the owner's agent, or trustee.~~ Such notice may be served by any person in the manner original notices are required to be served. If the party to be served, ~~the party's agent, or trustee,~~ is out of the county wherein the property is situated, a return of that fact by the person charged with making such service shall constitute sufficient service from and after the time it was filed with the clerk of the district court.

Sec. 7. Section 572.11, Code 2007, is amended to read as follows:

572.11 EXTENT OF LIEN FILED AFTER NINETY DAYS.

Liens perfected under section 572.10 shall be enforced against the property or upon the bond, if given, by the owner,

~~as hereinafter provided~~, only to the extent of the balance due from the owner to the contractor at the time of the service of such notice; but if the bond was given by the contractor, or person contracting with the subcontractor filing the claim for a lien, such bond shall be enforced to the full extent of the amount found due the subcontractor.

Sec. 8. Section 572.13, subsection 1, unnumbered paragraph 1, Code 2007, is amended to read as follows:

An owner of a building, land, or improvement upon which a mechanic's lien of a subcontractor may be filed, is not required to pay the original contractor for compensation for work done or material furnished for the building, land, or improvement until the expiration of ninety days ~~from~~ after the completion of the building or improvement unless the original contractor furnishes to the owner one of the following:

Sec. 9. Section 572.13, subsection 2, unnumbered paragraph 3, Code 2007, is amended to read as follows:

An original contractor who fails to provide notice under this section is not entitled to the lien and remedy provided by this chapter ~~as they pertain to any labor performed or material furnished by a subcontractor not included in the notice.~~

Sec. 10. Section 572.14, subsections 1 and 2, Code 2007, are amended to read as follows:

1. Except as provided in subsection 2, payment to the original contractor by the owner of any part or all of the contract price of the building or improvement ~~before the lapse of the ninety days allowed by law for the filing of a mechanic's lien~~ within ninety days after the date on which the last of the materials was furnished or the last of the labor was performed by a subcontractor, does not relieve the owner from liability to the subcontractor for the full value of any material furnished or labor performed upon the building, land, or improvement if the subcontractor files a lien within ~~the time provided by law for its filing~~ ninety days after the date on which the last of the materials was furnished or the last of the labor was performed.

2. In the case of an owner-occupied dwelling, a mechanic's lien perfected under this chapter is enforceable only to the extent of the ~~amount~~ balance due the principal contractor by

~~the owner-occupant under the contract, less any payments made by the owner-occupant to the principal contractor~~ prior to the owner-occupant being served with the notice specified in subsection 3. This notice may be served by delivering it to the owner or the owner's spouse personally, or by mailing it to the owner by certified mail with restricted delivery and return receipt to the person mailing the notice, or by personal service as provided in the rules of civil procedure.

Sec. 11. Section 572.15, Code 2007, is amended to read as follows:

572.15 DISCHARGE OF SUBCONTRACTOR'S LIEN -- BOND.

A mechanic's lien may be discharged at any time by the owner, principal contractor, or intermediate subcontractor filing with the clerk of the district court of the county in which the property is located a bond in twice the amount of the sum for which the claim for the lien is filed, with surety or sureties, to be approved by the clerk, conditioned for the payment of any sum for which the claimant may obtain judgment upon the claim. ~~This section applies to any mechanic's lien perfected under this chapter that has not been discharged as of March 21, 1986, as well as any mechanic's lien filed on or after March 21, 1986.~~

Sec. 12. Section 572.18, Code 2007, is amended to read as follows:

572.18 PRIORITY OVER OTHER LIENS ---PRIORITY-OF-CERTAIN CONSTRUCTION-MORTGAGE-LIENS.

1. Mechanics' liens filed by a principal contractor or subcontractor within ninety days after the date on which the last of the material was furnished or the last of the claimant's labor was performed shall be preferred superior to all other liens which may attach to or upon a building or improvement and to the land upon which it is situated, except liens of record prior to the time of the original commencement of the claimant's work or the claimant's improvements, except as provided in subsection 2.

2. However, construction mortgage liens shall be preferred to all mechanics' liens of claimants who commenced their particular work or improvement subsequent to the date of the recording of the construction mortgage lien. For purposes of this section, a lien is a "construction

mortgage lien" to the extent that it secures loans or advancements made to directly finance work or improvements upon the real estate which secures the lien.

3. The rights of purchasers, encumbrancers, and other persons who acquire interests in good faith, and for a valuable consideration, and without notice, ~~after the expiration of the time for filing claims for mechanics' liens~~ of a lien perfected pursuant to this chapter, are prior superior to the claims of all contractors or subcontractors who have ~~not, at the dates such rights and interests were acquired, filed their claims for such liens~~ perfected their liens more than ninety days after the date on which the last of the claimant's material was furnished or the last of the claimant's labor was performed.

4. For purposes of this section, a lender who obtains an interest in the real estate by assignment of a mortgage shall be entitled to the same priority as the original mortgagee.

Sec. 13. Section 572.20, Code 2007, is amended to read as follows:

572.20 PRIORITY AS TO BUILDINGS OVER PRIOR LIENS UPON LAND.

Mechanics' liens, including those for additions, repairs, and betterments, shall attach to the building or improvement for which the material or labor was furnished or done, in preference to any prior lien, encumbrance, or mortgage upon the land upon which such building or improvement was erected or situated except as provided in sections 572.10 and 572.11.

Sec. 14. Section 572.21, Code 2007, is amended to read as follows:

572.21 FORECLOSURE OF MECHANIC'S LIEN WHEN LIEN ON LAND.

In the foreclosure of a mechanic's lien when there is a ~~prior superior~~ prior superior lien, encumbrance, or mortgage upon the land the following regulations shall govern:

1. LIEN ON ORIGINAL AND INDEPENDENT BUILDING OR IMPROVEMENT. If such material was furnished or labor performed in the construction of an original and independent building or improvement commenced after the attaching or execution of such ~~prior superior~~ prior superior lien, encumbrance, or mortgage, the court may, in its discretion, order such building or improvement to be sold separately under execution,

and the purchaser may remove the same in such reasonable time as the court may fix. If the court shall find that such building or improvement should not be sold separately, it shall take an account of and ascertain the separate values of the land, and the building or improvement, and order the whole sold, and distribute the proceeds of such sale so as to secure to the ~~prior~~ superior lien, encumbrance, or mortgage priority upon the land, and to the mechanic's lien priority upon the building or improvement.

2. LIEN ON EXISTING BUILDING OR IMPROVEMENT FOR REPAIRS OR ADDITIONS. If the material furnished or labor performed was for additions, repairs, or betterments upon any building or improvement, the court shall take an accounting of the values before such material was furnished or labor performed, and the enhanced value caused by such additions, repairs, or betterments; and upon the sale of the premises, distribute the proceeds of such sale so as to secure to the ~~prior~~ superior mortgagee or lienholder priority upon the land and improvements as they existed prior to the attaching of the mechanic's lien, and to the mechanic's lienholder priority upon the enhanced value caused by such additions, repairs, or betterments. In case the premises do not sell for more than sufficient to pay off the ~~prior~~ superior mortgage or other superior lien, the proceeds shall be applied on the ~~prior~~ superior mortgage or other superior liens.

Sec. 15. Section 572.22, subsection 5, Code 2007, is amended to read as follows:

5. The legal description of the property to be charged therewith.

Sec. 16. Section 572.27, Code 2007, is amended to read as follows:

572.27 LIMITATION ON ACTION.


~~An~~ Any action to enforce a mechanic's lien ~~may~~ shall be brought within two years from the expiration of ~~the ninety days for-filing-the-claim-as-provided-in-this-chapter-and-not afterwards~~ after the date on which the last of the material was furnished or the last of the labor was performed.

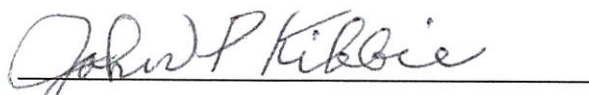
Sec. 17. Section 572.28, subsection 1, Code 2007, is amended to read as follows:

1. Upon the written demand of the owner, ~~the owner's agent, or contractor,~~ served on the lienholder requiring the lienholder to commence action to enforce the lien, such action shall be commenced within thirty days thereafter, or the lien and all benefits derived therefrom shall be forfeited.

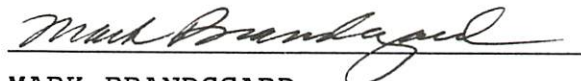
Sec. 18. Section 572.33, subsection 1, unnumbered paragraph 1, Code 2007, is amended to read as follows:

~~Notwithstanding other provisions of this chapter, and in addition to all other requirements of this chapter, a~~ A person furnishing labor or materials to a subcontractor shall not be entitled to a lien under this chapter unless the person furnishing labor or materials does all of the following:

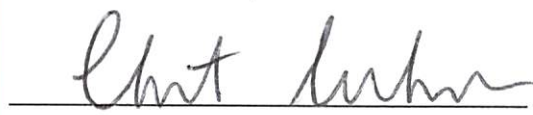

PATRICK J. MURPHY
Speaker of the House


JOHN P. KIBBIE
President of the Senate

I hereby certify that this bill originated in the House and is known as House File 774, Eighty-second General Assembly.


MARK BRANDSGARD
Chief Clerk of the House

Approved April 17th, 2007


CHESTER J. CULVER
Governor