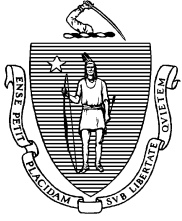


SENATE NO. 840



AN ACT RELATIVE TO NOTICE OF CONTRACT; DISSOLUTION OF LIEN

*Be it enacted by the Senate and House of Representatives in General Court assembled,
And by the authority of the same, as follows:*

1 SECTION 1. Chapter 254 is hereby amended by striking out section 8 and inserting in place thereof
2 the following section:-

3 Section 8. Liens under sections two and four shall be dissolved unless the contractor, subcontractor, or
4 some person claiming by, through or under them, not later than the earliest of: (i) ninety days after the
5 filing or recording of the notice of substantial completion under section two A; (ii) one hundred and
6 twenty days after the filing or recording of the notice of termination under section two B; (iii) one
7 hundred and twenty days after the last day a person, entitled to enforce a lien under section two or
8 anyone claiming by, through or under him, performed or furnished labor or material or both labor and
9 materials or furnished rental equipment, appliances or tools; or (iv), with respect to any building,
10 structure or other improvement to real property consisting only of at least one but not more than four

11 dwelling units, two years after the filing or recording of the Notice of Contract, shall file or record in
12 the registry of deeds in the county or district where the land lies a statement, giving a just and true
13 account of the amount due or to become due him, with all just credits, a brief description of the
14 property, and the names of the owners set forth in the notice of contract. A lien under section one shall
15 be dissolved unless a like statement, giving the names of the owner of record at the time the work was
16 performed or at the time of filing the statement, is filed or recorded in the appropriate registry of deeds
17 within the ninety days provided in said section.

18 Nothing in this section shall prohibit the filing or recording of a statement under this section prior to
19 the filing or recording of the notices under section two A or two B.