

April 9, 2009

H 1356. COMMERCIAL REAL ESTATE BROKER LIEN ACT. Filed 4/8/09. *TO ENACT THE COMMERCIAL REAL ESTATE BROKER LIEN ACT.*

Enacts new Part 4 to Article 2 of GS Chapter 44A as title indicates. Provides that a commercial real estate broker has a lien on commercial real estate in the amount that the broker is due under a written instrument signed by (1) the owner of an interest in the real estate or the owner's authorized agent or (2) a prospective buyer or prospective tenants or the buyer's or tenant's authorized agent. Prescribes procedures for notice of the lien, attachment of the lien, release or satisfaction of the lien, and enforcement of the lien. Provides that the costs of the proceeding to enforce a lien, including reasonable attorneys' fees and prejudgment interest, must be paid by the nonprevailing party. Effective December 1, 2009.

Intro. by McCormick.

GS 44A