

THE FOLLOWING AMENDMENTS TO CHAPTER 44A OF THE GENERAL STATUTES HAVE BEEN SUGGESTED BY SEVERAL GROUPS OF SUBCONTRACTORS TO ADDRESS THE INADEQUACIES IN THE CURRENT LAW TO PROTECT SUPPLIERS OF LABOR AND MATERIAL ON LEASEHOLD PROPERTY:

**§ 44A-7. Definitions.**

(6) Owner. - A person who has an interest in the real property improved and for whom an improvement is made and who ordered the improvement to be made. "Owner" includes successors in interest of the owner and agents of the owner acting within their authority. Improvements authorized by the owner of a leasehold interest in real property, and by agents of the owner of a leasehold interest in real property, are deemed improvements authorized by the record owner of the real property.

**§ 44A-9. Extent of claim of lien on real property.**

A claim of lien on real property authorized under this Article shall extend to the improvement and to the lot or tract on which the improvement is situated, to the extent of the interest of the owner. When the lot or tract on which a building is erected is not surrounded at the time of making the contract with the owner by an enclosure separating it from adjoining land of the same owner, the lot or tract to which any claim of lien on real property extends shall be the area that is reasonably necessary for the convenient use and occupation of the building, but in no case shall the area include a building, structure, or improvement not normally used or occupied or intended to be used or occupied with the building with respect to which the claim of lien on real property is claimed. A claim of lien on real property under this Article for improvements authorized by the owner of a leasehold interest in real property, and by agents of the owner of a leasehold interest in real property, shall extend to the fee simple interest of the record owner of the real property.