



BUSINESS BULLETIN

Mechanics' Lien State Construction Notices Directory Now Available Online

The Pennsylvania Department of General Services has announced the online availability of the State Construction Notices Directory, an interactive and searchable repository as required by changes made to the Mechanics' Lien law of 1963 per Act 142 of 2014 (49 P.S. §§ 1501.1 – 1501.6). The standardized directory provides property owners, contractors and subcontractors with the ability to track the start and finish of a project, view project details and download notice documents.

In addition, property owners who use the directory are given certain protections under the Mechanics' Lien Law of 1963 when disputed issues of nonpayment among the property owner, contractors and subcontractors arise.

The State Construction Notices Directory provides property owners with the ability to electronically file a Notice of Commencement prior to the start of a project totaling \$1.5 million or more. The cost to file the notice is \$72 per project.

Once the notice has been filed, the project becomes a searchable project with its own unique identification

number for search purposes. Contractors and subcontractors will be notified of the filing, and must file a Notice of Furnishing for the project or risk forfeiting their ability to file a lien in the future. There is no charge for the filing of the Notice to Furnish, Notice of Completion or Notice of Nonpayment, if necessary.

Visit the State Construction Notices Directory (<http://www.scnd.pa.gov/>) online to learn more about the filing process, file a notice, or search a project.

Simkiss & Block has helped property owners and contractors alike manage their risks for over 50 years with insurance, surety and non-traditional solutions. Publicly traded homebuilders and REITS, private investment funds specializing in real estate development and trade contractors of every type have relied on Simkiss & Block for property/casualty insurance, surety programs and environmental impairment protection and other types of transaction-facilitating solutions to improve their project outcomes. Please contact us to see how we can help maximize your protection and minimize your costs.