

**SSB 6740** - S AMD TO S AMD (S-5278.2/06) **137**  
By Senator Shin

1 On page 1, after line 27 of the amendment, insert the following:

2 "NEW SECTION. **Sec. 2.** A new section is added to chapter 18.27 RCW  
3 to read as follows:

4 No prime residential contractor shall commence or maintain any  
5 action to enforce or to compel arbitration regarding payment of the  
6 final five percent of the contract price of any contract between the  
7 contractor and a residential homeowner for the construction,  
8 alteration, remodel, or other improvement of the residential  
9 homeowner's residence until after:

10 (1) Ninety days after the last date that work was performed on, or  
11 goods were supplied to, the homeowner's residence by any potential lien  
12 claimant retained by the prime residential contractor on behalf of the  
13 homeowner; or

14 (2) A lien release has been provided to the homeowner by all  
15 potential lien claimants, other than the prime residential contractor,  
16 that provided goods or services to or on behalf of the homeowner;  
17 whichever occurs earlier."

18 Renumber the remaining sections consecutively and correct any  
19 internal references accordingly.

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20 On page 27, line 24 of the title amendment, after "18.27.340;"  
21 insert "adding a new section to chapter 18.27 RCW;"

EFFECT: Prohibits a prime residential contractor from requiring last 5% of contract from a residential homeowner until all lien releases are provided or the 90-day limit for initiating a lien claim, whichever occurs first.

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