
SUBSTITUTE HOUSE BILL 1241

State of Washington 52nd Legislature 1991 Regular Session

By House Committee on Commerce & Labor (originally sponsored by Representatives Heavey, Cole, Jacobsen, Wang, Jones, R. Meyers, Appelwick, Fraser, Phillips and Cantwell).

Read first time February 21, 1991.

1 AN ACT Relating to construction liens; and adding a new section to
2 chapter 60.04 RCW.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 NEW SECTION. **Sec. 1.** A new section is added to chapter 60.04 RCW
5 to read as follows:

6 The sum of the liens acquired under RCW 60.04.010 for materials,
7 supplies, or equipment furnished for the alteration or repair of a
8 single family residence or garage shall not exceed the amount that the
9 owner or owner's agent agreed to pay to the prime contractor or other
10 person with whom the owner or owner's agent directly contracted for the
11 improvements, including any agreement for payments under a contract
12 modification. A lien shall be enforced against the property affected
13 only to the extent of the balance of the contract price earned and
14 unpaid at the time of giving the lien notice required in RCW 60.04.020,
15 and any amounts subsequently earned.