

SENATE BILL NO. 247—SENATOR NEAL

FEBRUARY 23, 1999

Referred to Committee on Judiciary

SUMMARY—Provides lien on real property and improvements thereon for labor performed and materials furnished to maintain property and improvements. (BDR 9-899)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State or on Industrial Insurance: No.

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EXPLANATION —Matter in **bold italics** is new; matter between brackets ~~for added material~~ is material to be omitted.

AN ACT relating to liens; providing a lien on real property and improvements thereon for labor performed and materials furnished to maintain the property and improvements; and providing other matters properly relating thereto.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN SENATE
AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. Chapter 108 of NRS is hereby amended by adding thereto a new section to read as follows:

1. Any person who, at the request of the owner of any real property, building, structure or improvement thereon, or his agent, performs work to maintain the property, building, structure or improvement, has a lien upon it for the work done and the materials furnished.

2. The amount of the lien is:

(a) If the parties entered into a contract, the unpaid balance of the price agreed upon; or

(b) In the absence of a contract, an amount equal to the fair market value of the labor performed or material furnished, including a reasonable allowance for overhead and profit.

3. As used in this section, “maintain” means to clean, incidentally repair and keep in good condition any real property, building, structure or improvement. The term does not include the replacement of capital improvements or major repairs.

1 **Sec. 2.** NRS 108.221 is hereby amended to read as follows:
2 108.221 As used in NRS 108.221 to 108.246, inclusive, *and section 1*
3 *of this act*, unless the context otherwise requires, “work of improvement”
4 or “improvement” means the entire structure or scheme of improvement as
5 a whole.

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