

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1999

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HOUSE BILL 1047

Short Title: Commercial Realtor Lien Study.

(Public)

Sponsors: Representative Thompson.

Referred to: Rules, Calendar and Operations of the House.

April 14, 1999

A BILL TO BE ENTITLED

1 AN ACT TO AUTHORIZE THE STUDY OF WHETHER STATUTORY LIENS
2 SHOULD BE ALLOWED FOR FEES OWED TO COMMERCIAL REAL ESTATE
3 BROKERS.
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5 The General Assembly of North Carolina enacts:

6 Section 1. The Legislative Research Commission may study the issue of
7 whether or not statutory liens should be allowed for fees owed to commercial real estate
8 brokers.

9 The Commission may look at issues addressed in Senate Bill 923, First
10 Edition, of the 1997 Session, including proposed committee substitutes considered by the
11 Senate Judiciary Committee during the 1997 Session. The study shall include at least the
12 following:

- 13 (1) The extent of the problem of commercial real estate brokers not being
14 able to collect real estate commission fees they have earned and are
15 entitled to;
- 16 (2) Whether statutory liens should be used to address this problem; and
- 17 (3) The effects of such a statutory lien process on the commercial real estate
18 transaction process, including issues affecting title.

1 Section 2. The Legislative Research Commission may make an interim report
2 to the 1999 General Assembly, 2000 Regular Session, and shall make a final report to the
3 2001 General Assembly.

4 Section 3. This act is effective when it becomes law.