

NORTH CAROLINA LIEN AGENT LAW. IOWA ONLINE REGISTRY. WINDOWS 8 SUPPORT.

NORTH CAROLINA requires 1st notices be sent to Lien Agents.

Effective April 1, 2013 NORTH CAROLINA General Statutes § 44A-11.2(h) mandates that in order for Subcontractors to protect their lien rights, they need to deliver by certified mail or personal delivery to the designated Lien Agent a Notice To Lien Agent. NORTH CAROLINA law does not require the Prime/General Contractor send or

record a Notice To Lien Agent. The Owner must designate a Lien Agent for the sole purpose of receiving NORTH CAROLINA notices.

"PreLien2Lien has a state

version of the Lien Agent Notice added to it" said Craig Altman, President of TRADITION SOFTWARE.

"It is highly advisable to not print the Notice To Lien Agent form in PreLien2Lien and instead use the designated NORTH CAROLINA website for lien agents at www.LiensNC.com."

New IOWA online construction website for posting 1st notices and Mechanic's Liens.

Effective January 1, 2013, all IOWA Mechanic's Liens, Residential Pre-Lien notices must be filed or posted on a new, centralized state of IOWA online registry - the Mechanic's Notice and Lien Registry (MNLr). The MNLr is at www.sos.iowa.gov/mnlr. For toll-free telephone support,

contact the help line for the MNLr at (888) 767-8683.

PreLien2Lien printing technology upgraded for Windows 8.

Effective with the formal release date of October 26, 2012, PreLien2Lien works with all versions of Windows 8. An investment in new printing technology was required, which is bundled with all versions of PreLien2Lien starting with the 16.11.01 version.

CALIFORNIA Preliminary Notices need to be sent by USPS Certified Mail to all legal parties.

Users sending the CALIFORNIA Preliminary Notice are reminded that the new July 1, 2012 law changes now required ALL legal parties on a notice be sent their notice by USPS certified mail. This includes the Owner or Owner Agent, Public Entity Direct Contractor, Tenant, Lender and Surety on both Private and Public projects.

If lien process is to be used, ONE key question to be answered.

Customer and sales prospects call us every day wanting to use PreLien2Lien or TRADITION NOTICE SERVICES to record a lien against someone for non payment.

The question that needs to be answered with a simple response is as follows: How was the equipment rentals, labor, materials or services used in a construction related improvement? You cannot use it for maintenance, liking painting an apartment after a tenant leaves. A landscaper cannot use it for non payment of lawn mowing services. And a HVAC company cannot use for replacement of a broken air conditioner part.

SIGN RECORDED DOCUMENTS IN BLUE INK. USE ORIGINAL.

Almost all states have laws for documents that are recorded to be original copies, in order to prevent fraud. With high quality printer and copier technology, to differentiate a "real" signature more clearly, sign your construction liens, or other recorded documents, including the notary section, in blue ink. Always record the original copy, not a B/W or color copy of the original.

CALIFORNIA COUNTIES STARTING TO CHARGE HIGHER FEES ON RECORDED NOTICES

Effective January 1, 2013 CALIFORNIA State Bill 1342 amends Government Code § 27388, allowing counties to increase the fees on recorded real estate documents. An example of this is in Riverside County in Southern California, which added a \$10 Real Estate Fraud Prosecution Trust Fund Fee on top of the fees for each page of a CALIFORNIA Mechanics Lien that is recorded.

CONSIDER USING A RECORDING SERVICE TO PERSONALLY RECORD LIENS IN REMOTE COUNTIES

When doing business on a statewide, regional or national scale, it is no possible to record a construction lien. In CALIFORNIA, companies such as TITLE COURT SERVICE (Phone: 323-384-0360 / Website: www.TitleCourt.com) can record in person a lien or release for you.

Increasingly same day electronic recording is becoming an option with counties. Lien services like our TRADITION NOTICE SERVICES division contract with national companies like SIMPLIFILE to do same-day e-file of construction liens and releases in 900+ counties across the U.S..

tradition notice services

Get your past due invoices paid through the effective use of each state's construction lien laws.

- Construction Liens: \$160. Includes all recording fees, owner and legal party verification, delivery costs.
- Bond Claims: \$60. Includes verification of bond number, owner and other legal parties, delivery costs.
- Stop Notices: \$60. Includes owner and legal party verification, certified mail delivery to lender.
- 1st Notices: \$23. Includes owner and legal party verification, certified mail delivery to owner or contractor.

Contact Craig Altman, at (800) 886-8770 x304.

RETURN SERVICE REQUESTED

The Tradition

THE TRADITION SOFTWARE NEWSLETTER

TIPS TO RECORD YOUR OWN CONSTRUCTION LIENS:

Updates from MISSOURI, NORTH CAROLINA and VIRGINIA

Every year, TRADITION NOTICE SERVICES, has records construction liens in numerous states. For everyone's benefit, we document our research and post it on our corporate websites.

A few pointers from around the country follow:

1. Notice Of Intent in MISSOURI - MISSOURI is one of a handful of states that require a warning notice be delivered to an Owner by a Process Server as a prerequisite to recording a construction lien. Draft up your MISSOURI Notice of Intent to File Mechanic's Lien Statement using PreLien2Lien or contract with TRADITION NOTICE SERVICES. If your project was in or around St. Louis, and you are handling this yourself, contact a reputable Process Server company like PRO SERVE at (314) 961-2222. For \$60, they will serve your notice on the Owner, and make sure that you are in compliance with the MISSOURI Revised Statutes § 429-100.

One other issue to remember for MISSOURI is that while you have 6 months to record a Mechanic's Lien Statement with a required 10 day warning notice, it is NOT 6 months PLUS 10 days.

2. Cateret County in NORTH CAROLINA - The Clerk Of Superior Court Notice (Pamela Hanson) mandates that a Claim Of Lien On Real Property must include street address and Parcel Number (PIN), Book/Page or as much identifying information as possible. Checks must be payable to "CLERK OF SUPERIOR COURT". They accept out-of-state business checks.

Cost to record a extremely low. \$6.00 for the first page, \$0.25 each additional page of 8-1/2" x 11" or 8-1/2" x 14" paper. Turn around times for recording are 1-2 business days for recording, and 1-2 days after recordation the document(s) will be mailed back.

3. Virginia Beach in VIRGINIA - While there are dozens of counties in Virginia, the City of Virginia Beach is its own public entity, they are not in any of the counties. Virginia construction liens are re-recorded by the City of Virginia Beach Clerk of the Circuit Court. In Virginia, a construction lien is called a Memorandum for Mechanic's Lien. The Virginia Beach Clerk's Office usually records the lien claims the same day they are received. In addition to the street address of the property, the Clerk's Office requires the GPIN (GIS Parcel Identification Number) which is the same as the property's Tax ID Number.

Recording fees are a flat \$21.00 for any number of pages. It does not matter whether the pages are Letter size (8-1/2" x 11") or Legal size (8-1/2" x 14").

Since you lease PreLien2Lien on an annual basis, help using the software is just a phone call away. Technical Support and training is available to you at no additional charge by calling us Monday - Friday, 8AM - 4PM PST at (800) 886.8770.

tradition software

TRADITION FORMS

Legal size USPS approved Certified Mail forms for PreLien2Lien.

- Enjoy the benefit of saving valuable time - no more stuffing envelopes, printing labels or attaching green cards .
- Replaces Pettit forms, which are not supported in PreLien2Lien after January 1, 2011.
- From \$0.25 - \$0.48 cents per form:
 - Certified Return Receipt
 - Electronic Certified Mail
 - Blank 1st Class Mail
- Price includes FREE shipping/ handling and USPS approved wafer seals.
- Purchase 200, or as many as 1,000.

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