



22. EMPLOYER. THE TERM "EMPLOYER", WHEN USED IN THIS CHAPTER, SHALL HAVE THE SAME MEANING AS "EMPLOYER" PURSUANT TO ARTICLES ONE, SIX, NINETEEN AND NINETEEN-A OF THE LABOR LAW, AS APPLICABLE, OR THE FAIR LABOR STANDARDS ACT, 29 U.S.C. S 201 ET. SEQ., AS APPLICABLE.

23. WAGE CLAIM. THE TERM "WAGE CLAIM", WHEN USED IN THIS CHAPTER, MEANS A CLAIM THAT AN EMPLOYEE HAS SUFFERED A VIOLATION OF SECTIONS ONE HUNDRED SEVENTY, ONE HUNDRED NINETY-ONE, ONE HUNDRED NINETY-THREE, ONE HUNDRED NINETY-SIX-D, SIX HUNDRED FIFTY-TWO OR SIX HUNDRED SEVENTY-THREE OF THE LABOR LAW OR THE RELATED REGULATIONS AND WAGE ORDERS PROMULGATED BY THE COMMISSIONER, A CLAIM FOR WAGES DUE TO AN EMPLOYEE PURSUANT TO AN EMPLOYMENT CONTRACT THAT WERE UNPAID IN VIOLATION OF THAT CONTRACT, OR A CLAIM THAT AN EMPLOYEE HAS SUFFERED A VIOLATION OF 29 U.S.C. S 206 OR 207.

S 2. Section 3 of the lien law, as amended by chapter 137 of the laws of 1985, is amended to read as follows:

S 3. Mechanic's lien AND EMPLOYEE'S LIEN on [real] property. 1. MECHANIC'S LIEN. A contractor, subcontractor, laborer, materialman, landscape gardener, nurseryman or person or corporation selling fruit or ornamental trees, roses, shrubbery, vines and small fruits, who performs labor or furnishes materials for the improvement of real property with the consent or at the request of the owner thereof, or of his agent, contractor or subcontractor, and any trust fund to which benefits and wage supplements are due or payable for the benefit of such laborers, shall have a lien for the principal and interest, of the value, or the agreed price, of such labor, including benefits and wage supplements due or payable for the benefit of any laborer, or materials upon the real property improved or to be improved and upon such improvement, from the time of filing a notice of such lien as prescribed in this chapter. Where the contract for an improvement is made with a husband or wife and the property belongs to the other or both, the husband or wife contracting shall also be presumed to be the agent of the other, unless such other having knowledge of the improvement shall, within ten days after learning of the contract give the contractor written notice of his or her refusal to consent to the improvement. Within the meaning of the provisions of this chapter, materials actually manufactured for but not delivered to the real property, shall also be deemed to be materials furnished.

2. EMPLOYEE'S LIEN. AN EMPLOYEE WHO HAS A WAGE CLAIM AS THAT TERM IS DEFINED IN SUBDIVISION TWENTY-THREE OF SECTION TWO OF THIS CHAPTER SHALL HAVE A LIEN ON HIS OR HER EMPLOYER'S INTEREST IN PROPERTY FOR THE VALUE OF THE WAGE CLAIM ARISING OUT OF THE EMPLOYMENT, INCLUDING LIQUIDATED DAMAGES PURSUANT TO SUBDIVISION ONE-A OF SECTION ONE HUNDRED NINETY-EIGHT, SECTION SIX HUNDRED SIXTY-THREE OR SECTION SIX HUNDRED EIGHTY-ONE OF THE LABOR LAW, OR 29 U.S.C. S 216 (B), FROM THE TIME OF FILING A NOTICE OF SUCH LIEN AS PRESCRIBED IN THIS CHAPTER. AN EMPLOYEE'S LIEN BASED ON A WAGE CLAIM MAY BE HAD AGAINST THE EMPLOYER'S INTEREST IN REAL PROPERTY AND AGAINST THE EMPLOYER'S INTEREST IN PERSONAL PROPERTY THAT CAN BE SUFFICIENTLY DESCRIBED WITHIN THE MEANING OF SECTION 9-108 OF THE UNIFORM COMMERCIAL CODE, EXCEPT THAT AN EMPLOYEE'S LIEN SHALL NOT EXTEND TO DEPOSIT ACCOUNTS OR GOODS AS THOSE TERMS ARE DEFINED IN SECTION 9-102 OF THE UNIFORM COMMERCIAL CODE. THE DEPARTMENT OF LABOR AND THE ATTORNEY GENERAL MAY OBTAIN AN EMPLOYEE'S LIEN FOR THE VALUE OF WAGE CLAIMS OF THE EMPLOYEES WHO ARE THE SUBJECT OF THEIR INVESTIGATIONS, COURT ACTIONS OR ADMINISTRATIVE AGENCY ACTIONS.

3. AS USED IN THIS ARTICLE AND UNLESS OTHERWISE SPECIFIED, A LIEN SHALL MEAN AN EMPLOYEE'S LIEN OR A MECHANIC'S LIEN.

1 S 3. Subdivisions 1 and 2 of section 4 of the lien law, subdivision 1  
2 as amended by chapter 515 of the laws of 1929 and subdivision 2 as added  
3 by chapter 704 of the laws of 1985, are amended to read as follows:

4 (1) [Such] A MECHANIC'S OR EMPLOYEE'S lien AND EMPLOYEE'S LIEN AGAINST  
5 REAL PROPERTY shall extend to the owner's right, title or interest in  
6 the real property and improvements, existing at the time of filing the  
7 notice of lien, or thereafter acquired, except as hereinafter in this  
8 article provided. If an owner assigns his interest in such real property  
9 by a general assignment for the benefit of creditors, within thirty days  
10 prior to such filing, the lien shall extend to the interest thus  
11 assigned. If any part of the real property subjected to such lien be  
12 removed by the owner or by any other person, at any time before the  
13 discharge thereof, such removal shall not affect the rights of the  
14 lienor, either in respect to the remaining real property, or the part so  
15 removed. If labor is performed for, or materials furnished to, a  
16 contractor or subcontractor for an improvement, the MECHANIC'S lien  
17 shall not be for a sum greater than the sum earned and unpaid on the  
18 contract at the time of filing the notice of lien, and any sum subse-  
19 quently earned thereon. In no case shall the owner be liable to pay by  
20 reason of all MECHANIC'S liens created pursuant to this article a sum  
21 greater than the value or agreed price of the labor and materials  
22 remaining unpaid, at the time of filing notices of such liens, except as  
23 hereinafter provided.

24 (2) [Such] A MECHANIC'S OR EMPLOYEE'S lien shall not extend to the  
25 owner's right, title or interest in real property and improvements,  
26 existing at the time of filing the notice of lien if such lien arises  
27 from the failure of a lessee of the right to explore, develop or produce  
28 natural gas or oil, to pay for, compensate or render value for improve-  
29 ments made with the consent or at the request of such lessee by a  
30 contractor, subcontractor, materialman, equipment operator or owner,  
31 landscaper, nurseryman, or person or corporation who performs labor or  
32 furnishes materials for the exploration, development, or production of  
33 oil or natural gas or otherwise improves such leased property. Such  
34 MECHANIC'S OR EMPLOYEE'S lien shall extend to the improvements made for  
35 the exploration, development and production of oil and natural gas, and  
36 the working interest held by a lessee of the right to explore, develop  
37 or produce oil and natural gas.

38 S 4. The opening paragraph of section 4-a of the lien law, as amended  
39 by chapter 696 of the laws of 1959, is amended to read as follows:

40 The proceeds of any insurance which by the terms of the policy are  
41 payable to the owner of real property improved, and actually received or  
42 to be received by him because of the destruction or removal by fire or  
43 other casualty of an improvement on which lienors have performed labor  
44 or services or for which they have furnished materials, OR UPON WHICH AN  
45 EMPLOYEE HAS ESTABLISHED AN EMPLOYEE'S LIEN, shall after the owner has  
46 been reimbursed therefrom for premiums paid by him, if any, for such  
47 insurance, be subject to liens provided by this act to the same extent  
48 and in the same order of priority as the real property would have been  
49 had such improvement not been so destroyed or removed.

50 S 5. Subdivisions 1, 2 and 5 of section 9 of the lien law, as amended  
51 by chapter 515 of the laws of 1929, are amended to read as follows:

52 1. The name OF THE LIENOR, and EITHER THE residence of the lienor OR  
53 THE NAME AND BUSINESS ADDRESS OF THE LIENOR'S ATTORNEY, IF ANY; and if  
54 the lienor is a partnership or a corporation, the business address of  
55 such firm, or corporation, the names of partners and principal place of

1 business, and if a foreign corporation, its principal place of business  
2 within the state.

3 2. The name of the owner of the [real] property against whose interest  
4 therein a lien is claimed, and the interest of the owner as far as known  
5 to the lienor.

6 5. The amount unpaid to the lienor for such labor or materials, OR THE  
7 AMOUNT OF THE WAGE CLAIM IF A WAGE CLAIM IS THE BASIS FOR ESTABLISHMENT  
8 OF THE LIEN, THE ITEMS OF THE WAGE CLAIM AND THE VALUE THEREOF WHICH  
9 MAKE UP THE AMOUNT FOR WHICH THE LIENOR CLAIMS A LIEN.

10 S 6. Subdivision 1 of section 10 of the lien law, as amended by chap-  
11 ter 367 of the laws of 2011, is amended to read as follows:

12 1. (A) Notice of MECHANIC'S lien may be filed at any time during the  
13 progress of the work and the furnishing of the materials, or, within  
14 eight months after the completion of the contract, or the final perform-  
15 ance of the work, or the final furnishing of the materials, dating from  
16 the last item of work performed or materials furnished; provided, howev-  
17 er, that where the improvement is related to real property improved or  
18 to be improved with a single family dwelling, the notice of MECHANIC'S  
19 lien may be filed at any time during the progress of the work and the  
20 furnishing of the materials, or, within four months after the completion  
21 of the contract, or the final performance of the work, or the final  
22 furnishing of the materials, dating from the last item of work performed  
23 or materials furnished; and provided further where the notice of MECHAN-  
24 IC'S lien is for retainage, the notice of MECHANIC'S lien may be filed  
25 within ninety days after the date the retainage was due to be released;  
26 except that in the case of a MECHANIC'S lien by a real estate broker,  
27 the notice of MECHANIC'S lien may be filed only after the performance of  
28 the brokerage services and execution of lease by both lessor and lessee  
29 and only if a copy of the alleged written agreement of employment or  
30 compensation is annexed to the notice of lien, provided that where the  
31 payment pursuant to the written agreement of employment or compensation  
32 is to be made in installments, then a notice of lien may be filed within  
33 eight months after the final payment is due, but in no event later than  
34 a date five years after the first payment was made. For purposes of this  
35 section, the term "single family dwelling" shall not include a dwelling  
36 unit which is a part of a subdivision that has been filed with a municipi-  
37 pality in which the subdivision is located when at the time the lien is  
38 filed, such property in the subdivision is owned by the developer for  
39 purposes other than his personal residence. For purposes of this  
40 section, "developer" shall mean and include any private individual,  
41 partnership, trust or corporation which improves two or more parcels of  
42 real property with single family dwellings pursuant to a common scheme  
43 or plan. [The]

44 (B) NOTICE OF EMPLOYEE'S LIEN MAY BE FILED AT ANY TIME NOT LATER THAN  
45 THREE YEARS FOLLOWING THE END OF THE EMPLOYMENT GIVING RISE TO THE WAGE  
46 CLAIM.

47 (C) A notice of lien, OTHER THAN FOR A LIEN ON PERSONAL PROPERTY, must  
48 be filed in the clerk's office of the county where the property is situ-  
49 ated. If such property is situated in two or more counties, the notice  
50 of lien shall be filed in the office of the clerk of each of such coun-  
51 ties. The county clerk of each county shall provide and keep a book to  
52 be called the "lien docket," which shall be suitably ruled in columns  
53 headed "owners," "lienors," "lienor's attorney," "property," "amount,"  
54 "time of filing," "proceedings had," in each of which he shall enter the  
55 particulars of the notice, properly belonging therein. The date, hour  
56 and minute of the filing of each notice of lien shall be entered in the

proper column. Except where the county clerk maintains a block index, the names of the owners shall be arranged in such book in alphabetical order. The validity of the lien and the right to file a notice thereof shall not be affected by the death of the owner before notice of the lien is filed. A NOTICE OF EMPLOYEE'S LIEN ON PERSONAL PROPERTY MUST BE FILED, TOGETHER WITH A FINANCING STATEMENT, IN THE FILING OFFICE AS SET FORTH IN SECTION 9-501 OF THE UNIFORM COMMERCIAL CODE.

S 7. Section 11 of the lien law, as amended by chapter 147 of the laws of 1996, is amended to read as follows:

S 11. Service of copy of notice of lien. 1. Within five days before or thirty days after filing the notice of A MECHANIC'S lien, the lienor shall serve a copy of such notice upon the owner, if a natural person, (a) by delivering the same to him personally, or if the owner cannot be found, to his agent or attorney, or (b) by leaving it at his last known place of residence in the city or town in which the real property or some part thereof is situated, with a person of suitable age and discretion, or (c) by registered or certified mail addressed to his last known place of residence, or (d) if such owner has no such residence in such city or town, or cannot be found, and he has no agent or attorney, by affixing a copy thereof conspicuously on such property, between the hours of nine o'clock in the forenoon and four o'clock in the afternoon; if the owner be a corporation, said service shall be made (i) by delivering such copy to and leaving the same with the president, vice-president, secretary or clerk to the corporation, the cashier, treasurer or a director or managing agent thereof, personally, within the state, or (ii) if such officer cannot be found within the state by affixing a copy thereof conspicuously on such property between the hours of nine o'clock in the forenoon and four o'clock in the afternoon, or (iii) by registered or certified mail addressed to its last known place of business. Failure to file proof of such a service with the county clerk within thirty-five days after the notice of lien is filed shall terminate the notice as a lien. Until service of the notice has been made, as above provided, an owner, without knowledge of the lien, shall be protected in any payment made in good faith to any contractor or other person claiming a lien.

2. WITHIN FIVE DAYS BEFORE OR THIRTY DAYS AFTER FILING THE NOTICE OF AN EMPLOYEE'S LIEN, THE LIENOR SHALL SERVE A COPY OF SUCH NOTICE UPON THE EMPLOYER, IF A NATURAL PERSON, (A) BY DELIVERING THE SAME TO HIM PERSONALLY, OR IF THE EMPLOYER CANNOT BE FOUND, TO HIS AGENT OR ATTORNEY, OR (B) BY LEAVING IT AS HIS LAST KNOWN PLACE OF RESIDENCE OR BUSINESS, WITH A PERSON OF SUITABLE AGE AND DISCRETION, OR (C) BY REGISTERED OR CERTIFIED MAIL ADDRESSED TO HIS LAST KNOWN PLACE OF RESIDENCE OR BUSINESS, OR (D) IF SUCH EMPLOYER OWNS REAL PROPERTY, BY AFFIXING A COPY THEREOF CONSPICUOUSLY ON SUCH PROPERTY, BETWEEN THE HOURS OF NINE O'CLOCK IN THE FORENOON AND FOUR O'CLOCK IN THE AFTERNOON. THE LIENOR ALSO SHALL, WITHIN THIRTY DAYS AFTER FILING THE NOTICE OF EMPLOYEE'S LIEN, AFFIX A COPY THEREOF CONSPICUOUSLY ON THE REAL PROPERTY IDENTIFIED IN THE NOTICE OF EMPLOYEE'S LIEN, BETWEEN THE HOURS OF NINE O'CLOCK IN THE FORENOON AND FOUR O'CLOCK IN THE AFTERNOON. IF THE EMPLOYER BE A CORPORATION, SAID SERVICE SHALL BE MADE (I) BY DELIVERING SUCH COPY TO AND LEAVING THE SAME WITH THE PRESIDENT, VICE-PRESIDENT, SECRETARY OR CLERK TO THE CORPORATION, THE CASHIER, TREASURER OR A DIRECTOR OR MANAGING AGENT THEREOF, PERSONALLY, WITHIN THE STATE, OR (II) IF SUCH OFFICER CANNOT BE FOUND WITHIN THE STATE BY AFFIXING A COPY THEREOF CONSPICUOUSLY ON SUCH PROPERTY BETWEEN THE HOURS OF NINE O'CLOCK IN THE FORENOON AND FOUR O'CLOCK IN THE AFTERNOON, OR (III) BY REGISTERED OR CERTIFIED

MAIL ADDRESSED TO ITS LAST KNOWN PLACE OF BUSINESS, OR (IV) BY DELIVERY TO THE SECRETARY OF THE DEPARTMENT OF STATE IN THE SAME MANNER AS REQUIRED BY SUBPARAGRAPH ONE OF PARAGRAPH (B) OF SECTION THREE HUNDRED SIX OF THE BUSINESS CORPORATION LAW. FAILURE TO FILE PROOF OF SUCH A SERVICE WITH THE COUNTY CLERK WITHIN THIRTY-FIVE DAYS AFTER THE NOTICE OF LIEN IS FILED SHALL TERMINATE THE NOTICE AS A LIEN. UNTIL SERVICE OF THE NOTICE HAS BEEN MADE, AS ABOVE PROVIDED, AN OWNER, WITHOUT KNOWLEDGE OF THE LIEN, SHALL BE PROTECTED IN ANY PAYMENT MADE IN GOOD FAITH TO ANY OTHER PERSON CLAIMING A LIEN.

S 8. Section 11-b of the lien law, as amended by chapter 147 of the laws of 1996, is amended to read as follows:

S 11-b. Copy of notice of MECHANIC'S lien to a contractor or subcontractor. Within five days before or thirty days after filing a notice of MECHANIC'S lien in accordance with section ten of this chapter or the filing of an amendment of notice of MECHANIC'S lien in accordance with section twelve-a of this [chapter] ARTICLE the lienor shall serve a copy of such notice or amendment by certified mail on the contractor, subcontractor, assignee or legal representative for whom he was employed or to whom he furnished materials or if the lienor is a contractor or subcontractor to the person, firm or corporation with whom the contract was made. A lienor having a direct contractual relationship with a subcontractor or a sub-subcontractor but not with a contractor shall also serve a copy of such notice or amendment by certified mail to the contractor. Failure to file proof of such a service with the county clerk within thirty-five days after the notice of lien is filed shall terminate the notice as a lien. Any lienor, or a person acting on behalf of a lienor, who fails to serve a copy of the notice of MECHANIC'S lien as required by this section shall be liable for reasonable attorney's fees, costs and expenses, as determined by the court, incurred in obtaining such copy.

S 9. Subdivision 1 of section 12-a of the lien law, as amended by chapter 1048 of the laws of 1971, is amended to read as follows:

1. Within sixty days after the original filing, a lienor may amend his lien upon twenty days notice to existing lienors, mortgagees and the owner, provided that no action or proceeding to enforce or cancel the mechanics' lien OR EMPLOYEE'S LIEN has been brought in the interim, where the purpose of the amendment is to reduce the amount of the lien, except the question of wilful exaggeration shall survive such amendment.

S 10. Subdivision 1 of section 13 of the lien law, as amended by chapter 878 of the laws of 1947, is amended to read as follows:

(1) [A] AN EMPLOYEE'S LIEN, OR A lien for materials furnished or labor performed in the improvement of real property, shall have priority over a conveyance, mortgage, judgment or other claim against such property not recorded, docketed or filed at the time of the filing of the notice of such lien, except as hereinafter in this chapter provided; over advances made upon any mortgage or other encumbrance thereon after such filing, except as hereinafter in this article provided; and over the claim of a creditor who has not furnished materials or performed labor upon such property, if such property has been assigned by the owner by a general assignment for the benefit of creditors, within thirty days before the filing of either of such notices; and also over an attachment hereafter issued or a money judgment hereafter recovered upon a claim, which, in whole or in part, was not for materials furnished, labor performed or moneys advanced for the improvement of such real property; and over any claim or lien acquired in any proceedings upon such judgment. Such liens shall also have priority over advances made upon a

1 contract by an owner for an improvement of real property which contains  
2 an option to the contractor, his successor or assigns to purchase the  
3 property, if such advances were made after the time when the labor began  
4 or the first item of material was furnished, as stated in the notice of  
5 lien. If several buildings are demolished, erected, altered or repaired,  
6 or several pieces or parcels of real property are improved, under one  
7 contract, and there are conflicting liens thereon, each lienor shall  
8 have priority upon the particular part of the real property or upon the  
9 particular building or premises where his labor is performed or his  
10 materials are used. Persons shall have no priority on account of the  
11 time of filing their respective notices of liens, but all liens shall be  
12 on a parity except as hereinafter in section fifty-six of this chapter  
13 provided; and except that in all cases laborers for daily or weekly  
14 wages WITH A MECHANIC'S LIEN, AND EMPLOYEES WITH AN EMPLOYEE'S LIEN,  
15 shall have preference over all other claimants under this article.

16 S 11. Section 17 of the lien law, as amended by chapter 324 of the  
17 laws of 2000, is amended to read as follows:

18 S 17. Duration of lien. 1. (A) No MECHANIC'S lien specified in this  
19 article shall be a lien for a longer period than one year after the  
20 notice of lien has been filed, unless within that time an action is  
21 commenced to foreclose the lien, and a notice of the pendency of such  
22 action, whether in a court of record or in a court not of record, is  
23 filed with the county clerk of the county in which the notice of lien is  
24 filed, containing the names of the parties to the action, the object of  
25 the action, a brief description of the real property affected thereby,  
26 and the time of filing the notice of lien; or unless an extension to  
27 such lien, except for a lien on real property improved or to be improved  
28 with a single family dwelling, is filed with the county clerk of the  
29 county in which the notice of lien is filed within one year from the  
30 filing of the original notice of lien, continuing such lien and such  
31 lien shall be redocketed as of the date of filing such extension. Such  
32 extension shall contain the names of the lienor and the owner of the  
33 real property against whose interest therein such lien is claimed, a  
34 brief description of the real property affected by such lien, the amount  
35 of such lien, and the date of filing the notice of lien. No lien shall  
36 be continued by such extension for more than one year from the filing  
37 thereof. In the event an action is not commenced to foreclose the lien  
38 within such extended period, such lien shall be extinguished unless an  
39 order be granted by a court of record or a judge or justice thereof,  
40 continuing such lien, and such lien shall be redocketed as of the date  
41 of granting such order and a statement made that such lien is continued  
42 by virtue of such order. A lien on real property improved or to be  
43 improved with a single family dwelling may only be extended by an order  
44 of a court of record, or a judge or justice thereof. No lien shall be  
45 continued by court order for more than one year from the granting there-  
46 of, but a new order and entry may be made in each of two successive  
47 years. If a lienor is made a party defendant in an action to enforce  
48 another lien, and the plaintiff or such defendant has filed a notice of  
49 the pendency of the action within the time prescribed in this section,  
50 the lien of such defendant is thereby continued. Such action shall be  
51 deemed an action to enforce the lien of such defendant lienor. The fail-  
52 ure to file a notice of pendency of action shall not abate the action as  
53 to any person liable for the payment of the debt specified in the notice  
54 of lien, and the action may be prosecuted to judgment against such  
55 person. The provisions of this section in regard to continuing liens  
56 shall apply to liens discharged by deposit or by order on the filing of

1 an undertaking. Where a lien is discharged by deposit or by order, a  
2 notice of pendency of action shall not be filed.

3 (B) A lien, the duration of which has been extended by the filing of a  
4 notice of the pendency of an action as above provided, shall neverthe-  
5 less terminate as a lien after such notice has been canceled as provided  
6 in section sixty-five hundred fourteen of the civil practice law and  
7 rules or has ceased to be effective as constructive notice as provided  
8 in section sixty-five hundred thirteen of the civil practice law and  
9 rules.

10 2. (A) NO EMPLOYEE'S LIEN ON REAL PROPERTY SHALL BE A LIEN FOR A LONG-  
11 ER PERIOD THAN ONE YEAR AFTER THE NOTICE OF LIEN HAS BEEN FILED, UNLESS  
12 AN EXTENSION TO SUCH LIEN IS FILED WITH THE COUNTY CLERK OF THE COUNTY  
13 IN WHICH THE NOTICE OF LIEN IS FILED WITHIN ONE YEAR FROM THE FILING OF  
14 THE ORIGINAL NOTICE OF LIEN, CONTINUING SUCH LIEN AND SUCH LIEN SHALL BE  
15 REDOCKETED AS OF THE DATE OF FILING SUCH EXTENSION. SUCH EXTENSION SHALL  
16 CONTAIN THE NAMES OF THE LIENOR AND THE OWNER OF THE REAL PROPERTY  
17 AGAINST WHOSE INTEREST THEREIN SUCH LIEN IS CLAIMED, A BRIEF DESCRIPTION  
18 OF THE PROPERTY AFFECTED BY SUCH LIEN, THE AMOUNT OF SUCH LIEN, AND THE  
19 DATE OF FILING THE NOTICE OF LIEN. NO LIEN SHALL BE CONTINUED BY SUCH  
20 EXTENSION FOR MORE THAN ONE YEAR FROM THE FILING THEREOF. IN THE EVENT  
21 AN ACTION IS NOT COMMENCED TO OBTAIN JUDGMENT ON THE WAGE CLAIM OR TO  
22 FORECLOSE THE LIEN WITHIN SUCH EXTENDED PERIOD, SUCH LIEN SHALL BE  
23 EXTINGUISHED UNLESS AN ORDER BE GRANTED BY A COURT OF RECORD OR A JUDGE  
24 OR JUSTICE THEREOF, CONTINUING SUCH LIEN, AND SUCH LIEN SHALL BE REDOCK-  
25 ETED AS OF THE DATE OF GRANTING SUCH ORDER AND A STATEMENT MADE THAT  
26 SUCH LIEN IS CONTINUED BY VIRTUE OF SUCH ORDER.

27 (B) NO EMPLOYEE'S LIEN ON PERSONAL PROPERTY SHALL BE A LIEN FOR A  
28 LONGER PERIOD THAN ONE YEAR AFTER THE FINANCING STATEMENT HAS BEEN  
29 RECORDED, UNLESS AN EXTENSION TO SUCH LIEN, IS FILED WITH THE FILING  
30 OFFICE IN WHICH THE FINANCING STATEMENT IS REQUIRED TO BE FILED PURSUANT  
31 TO SECTION 9-501 OF THE UNIFORM COMMERCIAL CODE WITHIN ONE YEAR FROM THE  
32 FILING OF THE ORIGINAL FINANCING STATEMENT, CONTINUING SUCH LIEN. SUCH  
33 EXTENSION SHALL CONTAIN THE NAMES OF THE LIENOR AND THE OWNER OF THE  
34 PROPERTY AGAINST WHOSE INTEREST THEREIN SUCH LIEN IS CLAIMED, A BRIEF  
35 DESCRIPTION OF THE PRIOR FINANCING STATEMENT TO BE EXTENDED, AND THE  
36 DATE OF FILING THE PRIOR FINANCING STATEMENT. NO LIEN SHALL BE CONTIN-  
37 UED BY SUCH EXTENSION FOR MORE THAN ONE YEAR FROM THE FILING THEREOF. IN  
38 THE EVENT AN ACTION IS NOT COMMENCED TO OBTAIN JUDGMENT ON THE WAGE  
39 CLAIM OR TO FORECLOSE THE LIEN WITHIN SUCH EXTENDED PERIOD, SUCH LIEN  
40 SHALL BE EXTINGUISHED UNLESS AN ORDER BE GRANTED BY A COURT OF RECORD OR  
41 A JUDGE OR JUSTICE THEREOF, CONTINUING SUCH LIEN, AND SUCH LIEN SHALL BE  
42 REFILED AS OF THE DATE OF GRANTING SUCH ORDER AND A STATEMENT MADE THAT  
43 SUCH LIEN IS CONTINUED BY VIRTUE OF SUCH ORDER.

44 (C) IF A LIENOR IS MADE A PARTY DEFENDANT IN AN ACTION TO ENFORCE  
45 ANOTHER LIEN, AND THE PLAINTIFF OR SUCH DEFENDANT HAS FILED A NOTICE OF  
46 THE PENDENCY OF THE ACTION WITHIN THE TIME PRESCRIBED IN THIS SECTION,  
47 THE LIEN OF SUCH DEFENDANT IS THEREBY CONTINUED. SUCH ACTION SHALL BE  
48 DEEMED AN ACTION TO ENFORCE THE LIEN OF SUCH DEFENDANT LIENOR. THE FAIL-  
49 URE TO FILE A NOTICE OF PENDENCY OF ACTION SHALL NOT ABATE THE ACTION AS  
50 TO ANY PERSON LIABLE FOR THE PAYMENT OF THE DEBT SPECIFIED IN THE NOTICE  
51 OF LIEN, AND THE ACTION MAY BE PROSECUTED TO JUDGMENT AGAINST SUCH  
52 PERSON. THE PROVISIONS OF THIS SECTION IN REGARD TO CONTINUING LIENS  
53 SHALL APPLY TO LIENS DISCHARGED BY DEPOSIT OR BY ORDER ON THE FILING OF  
54 AN UNDERTAKING. WHERE A LIEN IS DISCHARGED BY DEPOSIT OR BY ORDER, A  
55 NOTICE OF PENDENCY OF ACTION SHALL NOT BE FILED.



1 (D) NOTWITHSTANDING THE FOREGOING, IF A LIENOR COMMENCES A FORECLOSURE  
2 ACTION OR AN ACTION TO OBTAIN A JUDGMENT ON THE WAGE CLAIM WITHIN ONE  
3 YEAR FROM THE FILING OF THE NOTICE OF LIEN ON REAL PROPERTY OR THE  
4 RECORDING OF THE FINANCING STATEMENT CREATING LIEN ON PERSONAL PROPERTY,  
5 THE LIEN SHALL BE EXTENDED DURING THE PENDENCY OF THE ACTION AND FOR ONE  
6 HUNDRED TWENTY DAYS FOLLOWING THE ENTRY OF FINAL JUDGMENT IN SUCH  
7 ACTION, UNLESS THE ACTION RESULTS IN A FINAL JUDGMENT OR ADMINISTRATIVE  
8 ORDER IN THE LIENOR'S FAVOR ON THE WAGE CLAIMS AND THE LIENOR COMMENCES  
9 A FORECLOSURE ACTION, IN WHICH INSTANCE THE LIEN SHALL BE VALID DURING  
10 THE PENDENCY OF THE FORECLOSURE ACTION. IF A LIEN IS EXTENDED DUE TO THE  
11 PENDENCY OF A FORECLOSURE ACTION OR AN ACTION TO OBTAIN A JUDGMENT ON  
12 THE WAGE CLAIM, THE LIENOR SHALL FILE A NOTICE OF SUCH PENDENCY AND  
13 EXTENSION WITH THE COUNTY CLERK OF THE COUNTY IN WHICH THE NOTICE OF  
14 LIEN IS FILED, CONTAINING THE NAMES OF THE PARTIES TO THE ACTION, THE  
15 OBJECT OF THE ACTION, A BRIEF DESCRIPTION OF THE PROPERTY AFFECTED  
16 THEREBY, AND THE TIME OF FILING THE NOTICE OF LIEN, OR IN THE CASE OF A  
17 LIEN ON PERSONAL PROPERTY SHALL FILE SUCH NOTICE WITH THE OFFICE AUTHOR-  
18 IZED TO ACCEPT FINANCING STATEMENTS PURSUANT TO SECTION 9-501 OF THE  
19 UNIFORM COMMERCIAL CODE. FOR PURPOSES OF THIS SECTION, AN ACTION TO  
20 OBTAIN JUDGMENT ON A WAGE CLAIM INCLUDES AN ACTION BROUGHT IN ANY COURT  
21 OF COMPETENT JURISDICTION, THE SUBMISSION OF A COMPLAINT TO THE DEPART-  
22 MENT OF LABOR OR THE SUBMISSION OF A CLAIM TO ARBITRATION PURSUANT TO AN  
23 ARBITRATION AGREEMENT. AN ACTION ALSO INCLUDES AN INVESTIGATION OF WAGE  
24 CLAIMS BY THE COMMISSIONER OF LABOR OR THE ATTORNEY GENERAL OF THE STATE  
25 OF NEW YORK, REGARDLESS OF WHETHER SUCH INVESTIGATION WAS INITIATED BY A  
26 COMPLAINT.

27 (E) A LIEN, THE DURATION OF WHICH HAS BEEN EXTENDED BY THE FILING OF A  
28 NOTICE OF THE PENDENCY OF AN ACTION AS ABOVE PROVIDED, SHALL NEVERTHE-  
29 LESS TERMINATE AS A LIEN AFTER SUCH NOTICE HAS BEEN CANCELED AS PROVIDED  
30 IN SECTION SIXTY-FIVE HUNDRED FOURTEEN OF THE CIVIL PRACTICE LAW AND  
31 RULES OR HAS CEASED TO BE EFFECTIVE AS CONSTRUCTIVE NOTICE AS PROVIDED  
32 IN SECTION SIXTY-FIVE HUNDRED THIRTEEN OF THE CIVIL PRACTICE LAW AND  
33 RULES.

34 S 12. Subdivisions 2 and 4 of section 19 of the lien law, subdivision  
35 2 as amended by chapter 310 of the laws of 1962, subdivision 4 as added  
36 by chapter 582 of the laws of 2002 and paragraph a of subdivision 4 as  
37 further amended by section 104 of part A of chapter 62 of the laws of  
38 2011, are amended to read as follows:

39 (2) By failure to begin an action to foreclose such lien or to secure  
40 an order continuing it, within one year from the time of filing the  
41 notice of lien, unless (I) an action be begun within the same period to  
42 foreclose a mortgage or another mechanic's lien upon the same property  
43 or any part thereof and a notice of pendency of such action is filed  
44 according to law, OR (II) AN ACTION IS COMMENCED TO OBTAIN A JUDGMENT ON  
45 A WAGE CLAIM PURSUANT TO SUBDIVISION TWO OF SECTION SEVENTEEN OF THIS  
46 ARTICLE, but a lien, the duration of which has been extended by the  
47 filing of a notice of the pendency of an action as herein provided,  
48 shall nevertheless terminate as a lien after such notice has been  
49 cancelled or has ceased to be effective as constructive notice.

50 (4) Either before or after the beginning of an action by the EMPLOYER,  
51 owner or contractor executing a bond or undertaking in an amount equal  
52 to one hundred ten percent of such lien conditioned for the payment of  
53 any judgment which may be rendered against the property OR EMPLOYER for  
54 the enforcement of the lien:

55 a. The execution of any such bond or undertaking by any fidelity or  
56 surety company authorized by the laws of this state to transact busi-

1 ness, shall be sufficient; and where a certificate of qualification has  
2 been issued by the superintendent of financial services under the  
3 provisions of section one thousand one hundred eleven of the insurance  
4 law, and has not been revoked, no justification or notice thereof shall  
5 be necessary. Any such company may execute any such bond or undertaking  
6 as surety by the hand of its officers, or attorney, duly authorized  
7 thereto by resolution of its board of directors, a certified copy of  
8 which resolution, under the seal of said company, shall be filed with  
9 each bond or undertaking. Any such bond or undertaking shall be filed  
10 with the clerk of the county in which the notice of lien is filed, and a  
11 copy shall be served upon the adverse party. The undertaking is effec-  
12 tive when so served and filed. If a certificate of qualification issued  
13 pursuant to subsections (b), (c) and (d) of section one thousand one  
14 hundred eleven of the insurance law is not filed with the undertaking, a  
15 party may except, to the sufficiency of a surety and by a written notice  
16 of exception served upon the adverse party within ten days after  
17 receipt, a copy of the undertaking. Exceptions deemed by the court to  
18 have been taken unnecessarily, or for vexation or delay, may, upon  
19 notice, be set aside, with costs. Where no exception to sureties is  
20 taken within ten days or where exceptions taken are set aside, the  
21 undertaking shall be allowed.

22 b. In the case of bonds or undertakings not executed pursuant to para-  
23 graph a of this subdivision, the EMPLOYER, owner or contractor shall  
24 execute an undertaking with two or more sufficient sureties, who shall  
25 be free holders, to the clerk of the county where the premises are situ-  
26 ated. The sureties must together justify in at least double the sum  
27 named in the undertaking. A copy of the undertaking, with notice that  
28 the sureties will justify before the court, or a judge or justice there-  
29 of, at the time and place therein mentioned, must be served upon the  
30 lienor or his attorney, not less than five days before such time. Upon  
31 the approval of the undertaking by the court, judge or justice an order  
32 shall be made by such court, judge or justice discharging such lien.

33 c. If the lienor cannot be found, or does not appear by attorney,  
34 service under this subsection may be made by leaving a copy of such  
35 undertaking and notice at the lienor's place of residence, or if a  
36 corporation at its principal place of business within the state as stat-  
37 ed in the notice of lien, with a person of suitable age and discretion  
38 therein, or if the house of his abode or its place of business is not  
39 stated in said notice of lien and is not known, then in such manner as  
40 the court may direct. The premises, if any, described in the notice of  
41 lien as the lienor's residence or place of business shall be deemed to  
42 be his said residence or its place of business for the purposes of said  
43 service at the time thereof, unless it is shown affirmatively that the  
44 person servicing the papers or directing the service had knowledge to  
45 the contrary. Notwithstanding the other provisions of this subdivision  
46 relating to service of notice, in any case where the mailing address of  
47 the lienor is outside the state such service may be made by registered  
48 or certified mail, return receipt requested, to such lienor at the mail-  
49 ing address contained in the notice of lien.

50 d. Except as otherwise provided in this subdivision, the provisions of  
51 article twenty-five of the civil practice law and rules regulating  
52 undertakings is applicable to a bond or undertaking given for the  
53 discharge of a lien on account of private improvements OR OF AN EMPLOY-  
54 EE'S LIEN.

55 S 13. Section 24 of the lien law, as amended by chapter 515 of the  
56 laws of 1929, is amended to read as follows:

1 S 24. Enforcement of [mechanic's] lien. (1) REAL PROPERTY. The  
2 [mechanics'] liens ON REAL PROPERTY specified in this article may be  
3 enforced against the property specified in the notice of lien and which  
4 is subject thereto and against any person liable for the debt upon which  
5 the lien is founded, as prescribed in article three of this chapter.

6 (2) PERSONAL PROPERTY. AN EMPLOYEE'S LIEN ON PERSONAL PROPERTY SPECI-  
7 FIED IN THIS ARTICLE MAY IMMEDIATELY BE ENFORCED AGAINST THE PROPERTY  
8 THROUGH A FORECLOSURE AS PRESCRIBED IN ARTICLE NINE OF THE UNIFORM  
9 COMMERCIAL CODE, OR UPON JUDGMENT OBTAINED BY THE EMPLOYEE, COMMISSIONER  
10 OF LABOR OR ATTORNEY GENERAL OF THE STATE OF NEW YORK, MAY BE ENFORCED  
11 IN ANY MANNER AVAILABLE TO THE JUDGMENT CREDITOR PURSUANT TO ARTICLE  
12 NINE OF THE UNIFORM COMMERCIAL CODE OR OTHER APPLICABLE LAWS.

13 S 14. Section 26 of the lien law, as amended by chapter 373 of the  
14 laws of 1977, is amended to read as follows:

15 S 26. Subordination of liens after agreement with owner. In case an  
16 owner of real property shall execute to one or more persons, or a corpo-  
17 ration, as trustee or trustees, a bond and mortgage or a note and mort-  
18 gage affecting such property in whole or in part, or an assignment of  
19 the moneys due or to become due under a contract for a building loan in  
20 relation to such property, and in case such mortgage, if any, shall be  
21 recorded in the office of the register of the county where such real  
22 property is situated, or if such county has no register then in the  
23 office of the clerk of such county, and in case such assignment, if any,  
24 shall be filed in the office of the clerk of the county where such real  
25 property is situated; and in case lienors having [mechanics'] liens  
26 against said real property, notices of which have been filed up to and  
27 not later than fifteen days after the recording of such mortgage or the  
28 filing of such assignment, and which liens have not been discharged as  
29 in this article provided, shall, to the extent of at least fifty-five  
30 per centum of the aggregate amount for which such notices of liens have  
31 been so filed, approve such bond and mortgage or such note and mortgage,  
32 if any, and such assignment, if any, by an instrument or instruments in  
33 writing, duly acknowledged and filed in the office of such county clerk,  
34 then all mechanics' liens for labor performed or material furnished  
35 prior to the recording of such mortgage or filing of such assignment,  
36 whether notices thereof have been theretofore or are thereafter filed  
37 and which have not been discharged as in this article provided, shall be  
38 subordinate to the lien of such trust bond and mortgage or such trust  
39 note and mortgage to the extent of the aggregate amount of all certif-  
40 icates of interest therein issued by such trustee or trustees, or their  
41 successors, for moneys loaned, materials furnished, labor performed and  
42 any other indebtedness incurred after said trust mortgage shall have  
43 been recorded, and for expenses in connection with said trust mortgage,  
44 and shall also be subordinate to the lien of the bond and mortgage or  
45 note and mortgage, given to secure the amount agreed to be advanced  
46 under such contract for a building loan to the extent of the amount  
47 which shall be advanced by the holder of such bond and mortgage or such  
48 note and mortgage to the trustee or trustees, or their successors, under  
49 such assignment. The provisions of this section shall apply to all bonds  
50 and mortgages and notes and mortgages and all assignments of moneys due,  
51 or to become due under building loan contracts executed by such owner,  
52 in like manner, and recorded or filed, from time to time as hereinbefore  
53 provided. In case of an assignment to trustees under the provisions of  
54 this section, the trustees and their successors shall be the agents of  
55 the assignor to receive and receipt for any and all sums advanced by the  
56 holder of the building loan bond and mortgage or the building loan note

1 and mortgage under the building loan contract and such assignment. No  
2 lienor shall have any priority over the bond and mortgage or note and  
3 mortgage given to secure the money agreed to be advanced under a build-  
4 ing loan contract or over the advances made thereunder, by reason of any  
5 act preceding the making and approval of such assignment.

6 S 15. Section 38 of the lien law, as amended by chapter 859 of the  
7 laws of 1930, is amended to read as follows:

8 S 38. Itemized statement may be required of lienor. A lienor who has  
9 filed a notice of MECHANIC'S lien shall, on demand in writing, deliver  
10 to the owner or contractor making such demand a statement in writing  
11 which shall set forth the items of labor and/or material and the value  
12 thereof which make up the amount for which he claims a lien, and which  
13 shall also set forth the terms of the contract under which such items  
14 were furnished. The statement shall be verified by the lienor or his  
15 agent in the form required for the verification of notices in section  
16 nine of this [chapter] ARTICLE. If the lienor shall fail to comply with  
17 such a demand within five days after the same shall have been made by  
18 the owner or contractor, or if the lienor delivers an insufficient  
19 statement, the person aggrieved may petition the supreme court of this  
20 state or any justice thereof, or the county court of the county where  
21 the premises are situated, or the county judge of such county for an  
22 order directing the lienor within a time specified in the order to  
23 deliver to the petitioner the statement required by this section. Two  
24 days' notice in writing of such application shall be served upon the  
25 lienor. Such service shall be made in the manner provided by law for the  
26 personal service of a summons. The court or a justice or judge thereof  
27 shall hear the parties and upon being satisfied that the lienor has  
28 failed, neglected or refused to comply with the requirements of this  
29 section shall have an appropriate order directing such compliance. In  
30 case the lienor fails to comply with the order so made within the time  
31 specified, then upon five days' notice to the lienor, served in the  
32 manner provided by law for the personal service of a summons, the court  
33 or a justice or judge thereof may make an order cancelling the lien.

34 S 16. Section 39 of the lien law, as added by chapter 859 of the laws  
35 of 1930, is amended to read as follows:

36 S 39. Lien wilfully exaggerated is void. In any action or proceeding  
37 to enforce a [mechanic's] lien upon a private or public improvement or  
38 in which the validity of the lien is an issue, if the court shall find  
39 that a lienor has wilfully exaggerated the amount for which he claims a  
40 lien as stated in his notice of lien, his lien shall be declared to be  
41 void and no recovery shall be had thereon. No such lienor shall have a  
42 right to file any other or further lien for the same claim. A second or  
43 subsequent lien filed in contravention of this section may be vacated  
44 upon application to the court on two days' notice.

45 S 17. Section 40 of the lien law, as amended by chapter 515 of the  
46 laws of 1929, is amended to read as follows:

47 S 40. Construction of article. This article is to be construed in  
48 connection with article two of this chapter, and provides proceedings  
49 for the enforcement of EMPLOYEE'S LIENS ON REAL PROPERTY, AS WELL AS  
50 liens for labor performed and materials furnished in the improvement of  
51 real property, created by virtue of such article.

52 S 18. Section 41 of the lien law, as amended by chapter 807 of the  
53 laws of 1952, is amended to read as follows:

54 S 41. Enforcement of mechanic's OR EMPLOYEE'S lien on real property. A  
55 mechanic's lien OR EMPLOYEE'S LIEN on real property may be enforced  
56 against such property, and against a person liable for the debt upon

1 which the lien is founded, by an action, by the lienor, his assignee or  
2 legal representative, in the supreme court or in a county court other-  
3 wise having jurisdiction, regardless of the amount of such debt, or in a  
4 court which has jurisdiction in an action founded on a contract for a  
5 sum of money equivalent to the amount of such debt.

6 S 19. Section 43 of the lien law, as amended by chapter 310 of the  
7 laws of 1962, is amended to read as follows:

8 S 43. Action in a court of record; consolidation of actions. The  
9 provisions of the real property actions and proceedings law relating to  
10 actions for the foreclosure of a mortgage upon real property, and the  
11 sale and the distribution of the proceeds thereof apply to actions in a  
12 court of record, to enforce mechanics' liens AND EMPLOYEES' LIENS on  
13 real property, except as otherwise provided in this article. If actions  
14 are brought by different lienors in a court of record, the court in  
15 which the first action was brought, may, upon its own motion, or upon  
16 the application of any party in any of such actions, consolidate all of  
17 such actions.

18 S 20. Section 46 of the lien law, as amended by chapter 515 of the  
19 laws of 1929, is amended to read as follows:

20 S 46. Action in a court not of record. If an action to enforce a  
21 mechanic's lien OR EMPLOYEE'S LIEN against real property is brought in a  
22 court not of record, it shall be commenced by the personal service upon  
23 the owner of a summons and complaint verified in the same manner as a  
24 complaint in an action in a court of record. The complaint must set  
25 forth substantially the facts contained in the notice of lien, and the  
26 substance of the agreement under which the labor was performed or the  
27 materials were furnished, OR IF THE LIEN IS BASED UPON A WAGE CLAIM AS  
28 DEFINED IN SECTION TWO OF THIS CHAPTER, THE BASIS FOR SUCH WAGE CLAIM.  
29 The form and contents of the summons shall be the same as provided by  
30 law for the commencement of an action upon a contract in such court. The  
31 summons must be returnable not less than twelve nor more than twenty  
32 days after the date of the summons, or if service is made by publica-  
33 tion, after the day of the last publication of the summons. Service  
34 must be made at least eight days before the return day.

35 S 21. Section 50 of the lien law, as amended by chapter 515 of the  
36 laws of 1929, is amended to read as follows:

37 S 50. Execution. Execution may be issued upon a judgment obtained in  
38 an action to enforce a mechanic's lien OR AN EMPLOYEE'S LIEN against  
39 real property in a court not of record, which shall direct the officer  
40 to sell the title and interest of the owner in the premises, upon which  
41 the lien set forth in the complaint existed at the time of filing the  
42 notice of lien.

43 S 22. Section 53 of the lien law, as amended by chapter 515 of the  
44 laws of 1929, is amended to read as follows:

45 S 53. Costs and disbursements. If an action is brought to enforce a  
46 mechanic's lien OR AN EMPLOYEE'S LIEN against real property in a court  
47 of record, the costs and disbursements shall rest in the discretion of  
48 the court, and may be awarded to the prevailing party. The judgment  
49 rendered in such an action shall include the amount of such costs and  
50 specify to whom and by whom the costs are to be paid. If such action is  
51 brought in a court not of record, they shall be the same as allowed in  
52 civil actions in such court. The expenses incurred in serving the  
53 summons by publication may be added to the amount of costs now allowed  
54 in such court.

55 S 23. Section 59 of the lien law, as amended by chapter 515 of the  
56 laws of 1929, is amended to read as follows:

1 S 59. Vacating of a [mechanic's] lien; cancellation of bond; return of  
2 deposit, by order of court. 1. A mechanic's lien notice of which has  
3 been filed on real property or a bond given to discharge the same may be  
4 vacated and cancelled or a deposit made to discharge a lien pursuant to  
5 section twenty OF THIS CHAPTER may be returned, by an order of a court  
6 of record. Before such order shall be granted, a notice shall be served  
7 upon the lienor, either personally or by leaving it as his last known  
8 place of residence, with a person of suitable age, with directions to  
9 deliver it to the lienor. Such notice shall require the lienor to  
10 commence an action to enforce the lien, within a time specified in the  
11 notice, not less than thirty days from the time of service, or show  
12 cause at a special term of a court of record, or at a county court, in a  
13 county in which the property is situated, at a time and place specified  
14 therein, why the notice of lien filed or the bond given should not be  
15 vacated and cancelled, or the deposit returned, as the case may be.  
16 Proof of such service and that the lienor has not commenced the action  
17 to foreclose such lien, as directed in the notice, shall be made by  
18 affidavit, at the time of applying for such order.

19 2. AN EMPLOYEE'S LIEN NOTICE OF WHICH HAS BEEN FILED ON REAL PROPERTY  
20 OR A BOND GIVEN TO DISCHARGE THE SAME MAY BE VACATED AND CANCELLED OR A  
21 DEPOSIT MADE TO DISCHARGE A LIEN PURSUANT TO SECTION TWENTY OF THIS  
22 CHAPTER MAY BE RETURNED, BY AN ORDER OF A COURT OF RECORD. BEFORE SUCH  
23 ORDER SHALL BE GRANTED, A NOTICE SHALL BE SERVED UPON THE LIENOR, EITHER  
24 PERSONALLY OR BY LEAVING IT AT HIS LAST KNOWN PLACE OF RESIDENCE OR  
25 ATTORNEY'S PLACE OF BUSINESS, WITH A PERSON OF SUITABLE AGE, WITH  
26 DIRECTIONS TO DELIVER IT TO THE LIENOR. SUCH NOTICE SHALL REQUIRE THE  
27 LIENOR TO COMMENCE AN ACTION TO ENFORCE THE LIEN, OR TO COMMENCE AN  
28 ACTION TO OBTAIN JUDGMENT ON THE WAGE CLAIM UPON WHICH THE LIEN WAS  
29 ESTABLISHED, WITHIN A TIME SPECIFIED IN THE NOTICE, NOT LESS THAN NINETY  
30 DAYS FROM THE TIME OF SERVICE, OR SHOW CAUSE AT A SPECIAL TERM OF A  
31 COURT OF RECORD, OR AT A COUNTY COURT, IN A COUNTY IN WHICH THE PROPERTY  
32 IS SITUATED, AT A TIME AND PLACE SPECIFIED THEREIN, WHY THE NOTICE OF  
33 LIEN FILED OR THE BOND GIVEN SHOULD NOT BE VACATED AND CANCELLED, OR THE  
34 DEPOSIT RETURNED, AS THE CASE MAY BE. PROOF OF SUCH SERVICE AND THAT THE  
35 LIENOR HAS NOT COMMENCED THE ACTION TO FORECLOSE SUCH LIEN OR AN ACTION  
36 TO OBTAIN JUDGMENT ON THE WAGE CLAIM UPON WHICH THE LIEN WAS ESTAB-  
37 LISHED, AS DIRECTED IN THE NOTICE, SHALL BE MADE BY AFFIDAVIT, AT THE  
38 TIME OF APPLYING FOR SUCH ORDER.

39 S 24. Section 62 of the lien law, as amended by chapter 697 of the  
40 laws of 1934, is amended to read as follows:

41 S 62. Bringing in new parties. A lienor who has filed a notice of lien  
42 after the commencement of an action in a court of record to foreclose or  
43 enforce AN EMPLOYEE'S LIEN OR a mechanic's lien against real property or  
44 a public improvement, may at any time up to and including the day  
45 preceding the day on which the trial of such action is commenced, make  
46 application upon notice to the plaintiff or his attorney in such action,  
47 to be made a party therein. Upon good cause shown, the court must order  
48 such lienor to be brought in by amendment. If the application is made by  
49 any other party in said action to make such lienor or other person a  
50 party, the court may in its discretion direct such lienor or other  
51 person to be brought in by like amendment. The order to be entered on  
52 such application shall provide the time for and manner of serving the  
53 pleading of such additional lienor or other person and shall direct that  
54 the pleadings, papers and proceedings of the other several parties in  
55 such action, shall be deemed amended, so as not to require the making or  
56 serving of papers other than said order to effectuate such amendment,

1 and shall further provide that the allegations in the answer of such  
2 additional lienor or other person shall, for the purposes of the action,  
3 be deemed denied by the other parties therein. The action shall be so  
4 conducted by the court as not to cause substantially any delay in the  
5 trial thereof. The bringing in of such additional lienor or other  
6 person shall be without prejudice to the proceedings had, and if the  
7 action be on the calendar of the court, same shall retain its place on  
8 such calendar without the necessity of serving a new note of issue and  
9 new notices of trial.

10 S 25. Subdivision 3 of section 199-a of the labor law, as amended by  
11 chapter 564 of the laws of 2010, is amended to read as follows:

12 3. Each employee and his or her authorized representative shall be  
13 notified in writing, OF THE TERMINATION OF THE COMMISSIONER'S INVESTI-  
14 GATION OF THE EMPLOYEE'S COMPLAINT AND THE RESULT OF SUCH INVESTIGATION,  
15 of any award and collection of back wages and civil penalties, and of  
16 any intent to seek criminal penalties. In the event that criminal penal-  
17 ties are sought the employee and his or her authorized representative  
18 shall be notified of the outcome of prosecution.

19 S 26. Subdivision 2 of section 663 of the labor law, as amended by  
20 chapter 564 of the laws of 2010, is amended to read as follows:

21 2. By commissioner. On behalf of any employee paid less than the wage  
22 to which the employee is entitled under the provisions of this article,  
23 the commissioner may bring any legal action necessary, including admin-  
24 istrative action, to collect such claim, and the employer shall be  
25 required to pay the full amount of the underpayment, plus costs, and  
26 unless the employer proves a good faith basis to believe that its under-  
27 payment was in compliance with the law, an additional amount as liqui-  
28 dated damages. Liquidated damages shall be calculated by the commission-  
29 er as no more than one hundred percent of the total amount of  
30 underpayments found to be due the employee. In any action brought by the  
31 commissioner in a court of competent jurisdiction, liquidated damages  
32 shall be calculated as an amount equal to one hundred percent of under-  
33 payments found to be due the employee. EACH EMPLOYEE OR HIS OR HER  
34 AUTHORIZED REPRESENTATIVE SHALL BE NOTIFIED IN WRITING OF THE OUTCOME OF  
35 ANY LEGAL ACTION BROUGHT ON THE EMPLOYEE'S BEHALF PURSUANT TO THIS  
36 SECTION.

37 S 27. Subdivision 5 of section 6201 of the civil practice law and  
38 rules, as amended by chapter 860 of the laws of 1977 and as renumbered  
39 by chapter 618 of the laws of 1992, is amended and a new subdivision 6  
40 is added to read as follows:

41 5. the cause of action is based on a judgment, decree or order of a  
42 court of the United States or of any other court which is entitled to  
43 full faith and credit in this state, or on a judgment which qualifies  
44 for recognition under the provisions of article 53[.] OF THIS CHAPTER;  
45 OR

46 6. THE CAUSE OF ACTION IS BASED ON WAGE CLAIMS. "WAGE CLAIMS," WHEN  
47 USED IN THIS CHAPTER, SHALL INCLUDE ANY CLAIMS OF VIOLATIONS OF ARTICLES  
48 FIVE, SIX, AND NINETEEN OF THE LABOR LAW, SECTION TWO HUNDRED FIFTEEN OF  
49 THE LABOR LAW, AND THE RELATED REGULATIONS OR WAGE ORDERS PROMULGATED BY  
50 THE COMMISSIONER OF LABOR, INCLUDING BUT NOT LIMITED TO ANY CLAIMS OF  
51 UNPAID, MINIMUM, OVERTIME, AND SPREAD-OF-HOURS PAY, UNLAWFULLY RETAINED  
52 GRATUITIES, UNLAWFUL DEDUCTIONS FROM WAGES, UNPAID COMMISSIONS, UNPAID  
53 BENEFITS AND WAGE SUPPLEMENTS, AND RETALIATION, AND ANY CLAIMS PURSUANT  
54 TO 18 U.S.C. S 1595, 29 U.S.C. S 201 ET SEQ., AND/OR EMPLOYMENT CONTRACT  
55 AS WELL AS THE CONCOMITANT LIQUIDATED DAMAGES AND PENALTIES AUTHORIZED

PURSUANT TO THE LABOR LAW, THE FAIR LABOR STANDARDS ACT, OR ANY EMPLOYMENT CONTRACT.

S 28. Section 6210 of the civil practice law and rules, as added by chapter 860 of the laws of 1977, is amended to read as follows:

S 6210. Order of attachment on notice; temporary restraining order; contents. Upon a motion on notice for an order of attachment, the court may, without notice to the defendant, grant a temporary restraining order prohibiting the transfer of assets by a garnishee as provided in subdivision (b) of section 6214. WHEN ATTACHMENT IS SOUGHT PURSUANT TO SUBDIVISION SIX OF SECTION 6201, AND IF THE EMPLOYER CONTESTS THE MOTION, THE COURT SHALL HOLD A HEARING WITHIN TEN DAYS OF WHEN THE EMPLOYER'S RESPONSE TO PLAINTIFFS' MOTION FOR ATTACHMENT IS DUE. The contents of the order of attachment granted pursuant to this section shall be as provided in subdivision (a) of section 6211.

S 29. Subdivision (b) of section 6211 of the civil practice law and rules, as amended by chapter 566 of the laws of 1985, is amended to read as follows:

(b) Confirmation of order. Except where an order of attachment is granted on the ground specified in subdivision one OR SIX of section 6201, an order of attachment granted without notice shall provide that within a period not to exceed five days after levy, the plaintiff shall move, on such notice as the court shall direct to the defendant, the garnishee, if any, and the sheriff, for an order confirming the order of attachment. Where an order of attachment without notice is granted on the ground specified in subdivision one OR SIX of section 6201, the court shall direct that the statement required by section 6219 be served within five days, that a copy thereof be served upon the plaintiff, and the plaintiff shall move within ten days after levy for an order confirming the order of attachment. If the plaintiff upon such motion shall show that the statement has not been served and that the plaintiff will be unable to satisfy the requirement of subdivision (b) of section 6223 until the statement has been served, the court may grant one extension of the time to move for confirmation for a period not to exceed ten days. If plaintiff fails to make such motion within the required period, the order of attachment and any levy thereunder shall have no further effect and shall be vacated upon motion. Upon the motion to confirm, the provisions of subdivision (b) of section 6223 shall apply. An order of attachment granted without notice may provide that the sheriff refrain from taking any property levied upon into his actual custody, pending further order of the court.

S 30. Subdivisions (b) and (e) of rule 6212 of the civil practice law and rules, subdivision (b) as separately amended by chapters 15 and 860 of the laws of 1977 and subdivision (e) as added by chapter 860 of the laws of 1977, are amended to read as follows:

(b) Undertaking. [On] 1. EXCEPT WHERE AN ORDER OF ATTACHMENT IS SOUGHT ON THE GROUND SPECIFIED IN SUBDIVISION SIX OF SECTION 6201, ON a motion for an order of attachment, the plaintiff shall give an undertaking, in a total amount fixed by the court, but not less than five hundred dollars, a specified part thereof conditioned that the plaintiff shall pay to the defendant all costs and damages, including reasonable attorney's fees, which may be sustained by reason of the attachment if the defendant recovers judgment or if it is finally decided that the plaintiff was not entitled to an attachment of the defendant's property, and the balance conditioned that the plaintiff shall pay to the sheriff all of his allowable fees.



1 2. ON A MOTION FOR AN ATTACHMENT PURSUANT TO SUBDIVISION SIX OF  
2 SECTION 6201, THE COURT SHALL ORDER THAT THE PLAINTIFF GIVE AN ACCESSI-  
3 BLE UNDERTAKING OF NO MORE THAN FIVE HUNDRED DOLLARS, OR IN THE ALTERNA-  
4 TIVE, MAY WAIVE THE UNDERTAKING ALTOGETHER. The attorney for the plain-  
5 tiff shall not be liable to the sheriff for such fees. The surety on the  
6 undertaking shall not be discharged except upon notice to the sheriff.

7 (e) Damages. [The] EXCEPT WHERE AN ORDER OF ATTACHMENT IS SOUGHT ON  
8 THE GROUND SPECIFIED IN SUBDIVISION SIX OF SECTION 6201, THE plaintiff  
9 shall be liable to the defendant for all costs and damages, including  
10 reasonable attorney's fees, which may be sustained by reason of the  
11 attachment if the defendant recovers judgment, or if it is finally  
12 decided that the plaintiff was not entitled to an attachment of the  
13 defendant's property. Plaintiff's liability shall not be limited by the  
14 amount of the undertaking.

15 S 31. Section 6223 of the civil practice law and rules, as amended by  
16 chapter 860 of the laws of 1977, is amended to read as follows:

17 S 6223. Vacating or modifying attachment. (a) Motion to vacate or  
18 modify. Prior to the application of property or debt to the satisfac-  
19 tion of a judgment, the defendant, the garnishee or any person having an  
20 interest in the property or debt may move, on notice to each party and  
21 the sheriff, for an order vacating or modifying the order of attachment.  
22 Upon the motion, the court may give the plaintiff a reasonable opportu-  
23 nity to correct any defect. [If] EXCEPT AS PROVIDED UNDER SUBDIVISION  
24 (B), IF, after the defendant has appeared in the action, the court  
25 determines that the attachment is unnecessary to the security of the  
26 plaintiff, it shall vacate the order of attachment. Such a motion shall  
27 not of itself constitute an appearance in the action.

28 (b) Burden of proof. [Upon] EXCEPT WHERE AN ORDER OF ATTACHMENT IS  
29 GRANTED PURSUANT TO SUBDIVISION SIX OF SECTION 6201, UPON a motion to  
30 vacate or modify an order of attachment the plaintiff shall have the  
31 burden of establishing the grounds for the attachment, the need for  
32 continuing the levy and the probability that he will succeed on the  
33 merits. UPON A MOTION TO VACATE OR MODIFY AN ORDER OF ATTACHMENT GRANTED  
34 PURSUANT TO SUBDIVISION SIX OF SECTION 6201, THE DEFENDANT SHALL HAVE  
35 THE BURDEN TO DEMONSTRATE THAT THE ATTACHMENT IS UNNECESSARY TO THE  
36 SECURITY OF THE PLAINTIFF, IN ORDER TO VACATE OR MODIFY THE ATTACHMENT  
37 ORDER.

38 S 32. Paragraph (b) of section 624 of the business corporation law, as  
39 amended by chapter 449 of the laws of 1997, is amended to read as  
40 follows:

41 (b) Any person who shall have been a shareholder of record of a corpo-  
42 ration, OR WHO IS OR SHALL HAVE BEEN A LABORER, SERVANT OR EMPLOYEE,  
43 upon at least five days' written demand shall have the right to examine  
44 in person or by agent or attorney, during usual business hours, its  
45 minutes of the proceedings of its shareholders and record of sharehold-  
46 ers and to make extracts therefrom for any purpose reasonably related to  
47 such person's interest as a shareholder, LABORER, SERVANT OR EMPLOYEE.  
48 Holders of voting trust certificates representing shares of the corpo-  
49 ration shall be regarded as shareholders for the purpose of this  
50 section. Any such agent or attorney shall be authorized in a writing  
51 that satisfies the requirements of a writing under paragraph (b) of  
52 section 609 (Proxies). A corporation requested to provide information  
53 pursuant to this paragraph shall make available such information in  
54 written form and in any other format in which such information is main-  
55 tained by the corporation and shall not be required to provide such  
56 information in any other format. If a request made pursuant to this

paragraph includes a request to furnish information regarding beneficial owners, the corporation shall make available such information in its possession regarding beneficial owners as is provided to the corporation by a registered broker or dealer or a bank, association or other entity that exercises fiduciary powers in connection with the forwarding of information to such owners. The corporation shall not be required to obtain information about beneficial owners not in its possession.

S 33. Section 630 of the business corporation law, paragraph (a) as amended by chapter 5 of the laws of 2016, paragraph (c) as amended by chapter 746 of the laws of 1963, is amended to read as follows:

S 630. Liability of shareholders for wages due to laborers, servants or employees.

(a) The ten largest shareholders, as determined by the fair value of their beneficial interest as of the beginning of the period during which the unpaid services referred to in this section are performed, of every domestic corporation or of any foreign corporation, when the unpaid services were performed in the state, no shares of which are listed on a national securities exchange or regularly quoted in an over-the-counter market by one or more members of a national or an affiliated securities association, shall jointly and severally be personally liable for all debts, wages or salaries due and owing to any of its laborers, servants or employees other than contractors, for services performed by them for such corporation. [Before such laborer, servant or employee shall charge such shareholder for such services, he shall give notice in writing to such shareholder that he intends to hold him liable under this section. Such notice shall be given within one hundred and eighty days after termination of such services, except that if, within such period, the laborer, servant or employee demands an examination of the record of shareholders under paragraph (b) of section 624 (Books and records; right of inspection, prima facie evidence) of this article, such notice may be given within sixty days after he has been given the opportunity to examine the record of shareholders. An action to enforce such liability shall be commenced within ninety days after the return of an execution unsatisfied against the corporation upon a judgment recovered against it for such services.] The provisions of this paragraph shall not apply to an investment company registered as such under an act of congress entitled "Investment Company Act of 1940."

(b) For the purposes of this section, wages or salaries shall mean all compensation and benefits payable by an employer to or for the account of the employee for personal services rendered by such employee INCLUDING ANY CONCOMITANT LIQUIDATED DAMAGES, PENALTIES, INTEREST, ATTORNEY'S FEES OR COSTS. These shall specifically include but not be limited to salaries, overtime, vacation, holiday and severance pay; employer contributions to or payments of insurance or welfare benefits; employer contributions to pension or annuity funds; and any other moneys properly due or payable for services rendered by such employee.

(c) A shareholder who has paid more than his pro rata share under this section shall be entitled to contribution pro rata from the other shareholders liable under this section with respect to the excess so paid, over and above his pro rata share, and may sue them jointly or severally or any number of them to recover the amount due from them. Such recovery may be had in a separate action. As used in this paragraph, "pro rata" means in proportion to beneficial share interest. Before a shareholder may claim contribution from other shareholders under this paragraph, he shall[, unless they have been given notice by a laborer, servant or employee under paragraph (a),] give them notice in writing that

1 he intends to hold them so liable to him. Such notice shall be given by  
2 him within twenty days after the date that [notice was given to him by]  
3 HE BECAME AWARE THAT a laborer, servant or employee MAY SEEK TO HOLD HIM  
4 LIABLE under paragraph (a).

5 S 34. Subdivision (c) of section 609 of the limited liability company  
6 law, as added by chapter 537 of the laws of 2014, is amended to read as  
7 follows:

8 (c) Notwithstanding the provisions of subdivisions (a) and (b) of this  
9 section, the ten members with the largest percentage ownership interest,  
10 as determined as of the beginning of the period during which the unpaid  
11 services referred to in this section are performed, of every limited  
12 liability company, shall jointly and severally be personally liable for  
13 all debts, wages or salaries due and owing to any of its laborers, serv-  
14 ants or employees, for services performed by them for such limited  
15 liability company. [Before such laborer, servant or employee shall  
16 charge such member for such services, he or she shall give notice in  
17 writing to such member that he or she intends to hold such member liable  
18 under this section. Such notice shall be given within one hundred eighty  
19 days after termination of such services. An action to enforce such  
20 liability shall be commenced within ninety days after the return of an  
21 execution unsatisfied against the limited liability company upon a judg-  
22 ment recovered against it for such services.] A member who has paid more  
23 than his or her pro rata share under this section shall be entitled to  
24 contribution pro rata from the other members liable under this section  
25 with respect to the excess so paid, over and above his or her pro rata  
26 share, and may sue them jointly or severally or any number of them to  
27 recover the amount due from them. Such recovery may be had in a separate  
28 action. As used in this subdivision, "pro rata" means in proportion to  
29 percentage ownership interest. Before a member may claim contribution  
30 from other members under this section, he or she shall give them notice  
31 in writing that he or she intends to hold them so liable to him or her.

32 S 35. Section 1102 of the limited liability company law is amended by  
33 adding a new subdivision (e) to read as follows:

34 (E) ANY PERSON WHO IS OR SHALL HAVE BEEN A LABORER, SERVANT OR EMPLOY-  
35 EE OF A LIMITED LIABILITY COMPANY, UPON AT LEAST FIVE DAYS' WRITTEN  
36 DEMAND SHALL HAVE THE RIGHT TO EXAMINE IN PERSON OR BY AGENT OR ATTOR-  
37 NEY, DURING USUAL BUSINESS HOURS, RECORDS DESCRIBED IN PARAGRAPH TWO OF  
38 SUBDIVISION (A) OF THIS SECTION THROUGHOUT THE PERIOD OF TIME DURING  
39 WHICH SUCH LABORER, SERVANT OR EMPLOYEE PROVIDED SERVICES TO SUCH COMPA-  
40 NY. A COMPANY REQUESTED TO PROVIDE INFORMATION PURSUANT TO THIS PARA-  
41 GRAPH SHALL MAKE AVAILABLE SUCH RECORDS IN WRITTEN FORM AND IN ANY OTHER  
42 FORMAT IN WHICH SUCH INFORMATION IS MAINTAINED BY THE COMPANY AND SHALL  
43 NOT BE REQUIRED TO PROVIDE SUCH INFORMATION IN ANY OTHER FORMAT. UPON  
44 REFUSAL BY THE COMPANY OR BY AN OFFICER OR AGENT OF THE COMPANY TO  
45 PERMIT AN INSPECTION OF THE RECORDS DESCRIBED IN THIS PARAGRAPH, THE  
46 PERSON MAKING THE DEMAND FOR INSPECTION MAY APPLY TO THE SUPREME COURT  
47 IN THE JUDICIAL DISTRICT WHERE THE OFFICE OF THE COMPANY IS LOCATED,  
48 UPON SUCH NOTICE AS THE COURT MAY DIRECT, FOR AN ORDER DIRECTING THE  
49 COMPANY, ITS MEMBERS OR MANAGERS TO SHOW CAUSE WHY AN ORDER SHOULD NOT  
50 BE GRANTED PERMITTING SUCH INSPECTION BY THE APPLICANT. UPON THE RETURN  
51 DAY OF THE ORDER TO SHOW CAUSE, THE COURT SHALL HEAR THE PARTIES SUMMAR-  
52 ILY, BY AFFIDAVIT OR OTHERWISE, AND IF IT APPEARS THAT THE APPLICANT IS  
53 QUALIFIED AND ENTITLED TO SUCH INSPECTION, THE COURT SHALL GRANT AN  
54 ORDER COMPELLING SUCH INSPECTION AND AWARDING SUCH FURTHER RELIEF AS TO  
55 THE COURT MAY SEEM JUST AND PROPER. IF THE APPLICANT IS FOUND TO BE  
56 QUALIFIED AND ENTITLED TO SUCH INSPECTION, THE COMPANY SHALL PAY ALL

1 REASONABLE ATTORNEY'S FEES AND COSTS OF SAID APPLICANT RELATED TO THE  
2 DEMAND FOR INSPECTION OF THE RECORDS.

3 S 36. This act shall take effect on the thirtieth day after it shall  
4 have become a law. The procedures and rights created in this act may be  
5 used by employees, laborers or servants in connection with claims for  
6 liabilities that arose prior to the effective date.