

STATE OF NEW YORK

5238

2017-2018 Regular Sessions

IN SENATE

March 16, 2017

Introduced by Sen. DeFRANCISCO -- read twice and ordered printed, and
when printed to be committed to the Committee on Finance

AN ACT to amend the state finance law and the general municipal law, in
relation to release of subcontractor's retainage

The People of the State of New York, represented in Senate and Assem-
bly, do enact as follows:

1 Section 1. Subdivision 2 of section 139-f of the state finance law, as
2 amended by section 16 of part MM of chapter 57 of the laws of 2008, is
3 amended to read as follows:

4 2. Payment by contractors to subcontractors. Within seven calendar
5 days of the receipt of any payment from the public owner, the contractor
6 shall pay each of his subcontractors and materialmen the proceeds from
7 the payment representing the value of the work performed and/or materi-
8 als furnished by the subcontractor and/or materialman and reflecting the
9 percentage of the subcontractor's work completed or the materialman's
10 material supplied in the requisition approved by the owner and based
11 upon the actual value of the subcontract or purchase order less an
12 amount necessary to satisfy any claims, liens or judgments against the
13 subcontractor or materialman which have not been suitably discharged and
14 less any retained amount as hereafter described. Failure by the contrac-
15 tor to pay any subcontractor or materialman within seven calendar days
16 of the receipt of any payment from the public owner shall result in the
17 commencement and accrual of interest on amounts due to such subcontrac-
18 tor or materialman for the period beginning on the day immediately
19 following the expiration of such seven calendar day period and ending on
20 the date on which payment is made by the contractor to such subcontrac-
21 tor or materialman. Such interest payment shall be the sole responsibil-
22 ity of the contractor, and shall be paid at the rate of interest in
23 effect on the date payment is made by the contractor. Notwithstanding
24 any other provision of law to the contrary, interest shall be computed
25 at the rate established in paragraph (b) of subdivision one of section

EXPLANATION--Matter in italics (underscored) is new; matter in brackets
[-] is old law to be omitted.

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1 seven hundred fifty-six-b of the general business law. The contractor
2 shall retain not more than five per centum of each payment to the
3 subcontractor and/or materialman except that the contractor may retain
4 in excess of five per centum but not more than ten per centum of each
5 payment to the subcontractor provided that prior to entering into a
6 subcontract with the contractor, the subcontractor is unable or unwill-
7 ing to provide a performance bond and a labor and material bond, both in
8 the full amount of the subcontract, at the request of the contractor.
9 However, the contractor shall retain nothing from those payments repres-
10 enting proceeds owed the subcontractor and/or materialman from the
11 public owner's payments to the contractor for the remaining amounts of
12 the contract balance as provided in subdivision one of this section. If
13 the contractor has failed to submit a requisition for payment of the
14 remaining amounts of the contract balance within ninety days of substan-
15 tial completion as provided in subdivision one of this section, then any
16 clause in the subcontract between the contractor and the subcontractor
17 or materialman which states that payment by the contractor to such
18 subcontractor or materialman is contingent upon payment by the owner to
19 the contractor shall be deemed invalid. Within seven calendar days of
20 the receipt of payment from the contractor, the subcontractor and/or
21 materialman shall pay each of his subcontractors and materialmen in the
22 same manner as the contractor has paid the subcontractor, including
23 interest as herein provided above. Nothing provided herein shall create
24 any obligation on the part of the public owner to pay or to see to the
25 payment of any moneys to any subcontractor or materialman from any
26 contractor nor shall anything provided herein serve to create any
27 relationship in contract or otherwise, implied or expressed, between the
28 subcontractor or materialman and the public owner. Notwithstanding any
29 other provision of this section or other law, any retainage held by a
30 public owner or contractor representing retainage for a subcontractor's
31 work shall be released, less an amount necessary to satisfy any claims,
32 liens or judgments against the subcontractor or materialman which have
33 not been suitably discharged and less an amount necessary to satisfy any
34 charges for unfinished punch list items, no later than sixty days from
35 the completion and acceptance by the public owner of the subcontractor's
36 work.

37 § 2. Subdivision 2 of section 106-b of the general municipal law, as
38 amended by section 15 of part MM of chapter 57 of the laws of 2008, is
39 amended to read as follows:

40 2. Payment by contractors to subcontractors. Within seven calendar
41 days of the receipt of any payment from the public owner, the contractor
42 shall pay each of his subcontractors and materialmen the proceeds from
43 the payment representing the value of the work performed and/or materi-
44 als furnished by the subcontractor and/or materialman and reflecting the
45 percentage of the subcontractor's work completed or the materialman's
46 material supplied in the requisition approved by the owner and based
47 upon the actual value of the subcontract or purchase order less an
48 amount necessary to satisfy any claims, liens or judgments against the
49 subcontractor or materialman which have not been suitably discharged and
50 less any retained amount as hereafter described. Failure by the contrac-
51 tor to make any payment, including any remaining amounts of the contract
52 balance as hereinafter described, to any subcontractor or materialman
53 within seven calendar days of the receipt of any payment from the public
54 owner shall result in the commencement and accrual of interest on
55 amounts due to such subcontractor or materialman for the period begin-
56 ning on the day immediately following the expiration of such seven

1 calendar day period and ending on the date on which payment is made by
2 the contractor to such subcontractor or materialman. Such interest shall
3 be the sole responsibility of the contractor, and shall be paid at the
4 rate of interest in effect on the date payment is made by the contrac-
5 tor. Notwithstanding any other provision of law to the contrary, inter-
6 est shall be computed at the rate established in paragraph (b) of subdi-
7 vision one of section seven hundred fifty-six-b of the general business
8 law. The contractor shall retain not more than five per centum of each
9 payment to the subcontractor and/or materialman except that the contrac-
10 tor may retain in excess of five per centum but not more than ten per
11 centum of each payment to the subcontractor provided that prior to
12 entering into a subcontract with the contractor, the subcontractor is
13 unable or unwilling to provide a performance bond and a labor and mate-
14 rial bond both in the full amount of the subcontract at the request of
15 the contractor. However, the contractor shall retain nothing from those
16 payments representing proceeds owed the subcontractor and/or materialman
17 from the public owner's payments to the contractor for the remaining
18 amounts of the contract balance as provided in subdivision one of this
19 section. If the contractor has failed to submit a requisition for
20 payment of the remaining amounts of the contract balance within ninety
21 days of substantial completion as provided in subdivision one of this
22 section, then any clause in the subcontract between the contractor and
23 the subcontractor or materialman which states that payment by the
24 contractor to such subcontractor or materialman is contingent upon
25 payment by the owner to the contractor shall be deemed invalid. Within
26 seven calendar days of the receipt of payment from the contractor, the
27 subcontractor and/or materialman shall pay each of his subcontractors
28 and materialmen in the same manner as the contractor has paid the
29 subcontractor, including interest as herein provided above. Nothing
30 provided herein shall create any obligation on the part of the public
31 owner to pay or to see to the payment of any moneys to any subcontractor
32 or materialman from any contractor nor shall anything provided herein
33 serve to create any relationship in contract or otherwise, implied or
34 expressed, between the subcontractor or materialman and the public
35 owner. Notwithstanding any other provision of this section or other
36 law, any retainage held by a public owner or contractor representing
37 retainage for a subcontractor's work shall be released, less an amount
38 necessary to satisfy any claims, liens or judgments against the subcon-
39 tractor or materialman which have not been suitably discharged and less
40 an amount necessary to satisfy any charges for unfinished punch list
41 items, no later than sixty days from the completion and acceptance by
42 the public owner of the subcontractor's work.

43 § 3. This act shall take effect immediately and shall apply to all
44 contracts entered into on or after such effective date.