

B I L L .

An Act to secure Mechanics and others a Lien on Buildings erected by them in certain Cities of Upper Canada.

BE it enacted, &c.,

That any person who shall hereafter by virtue of any contract with the owner thereof or his agent, or any person, who in pursuance of an agreement with any such contractor, shall in conformity with the terms of the contract with such owner or agent, perform any labor or furnish materials in building, altering or repairing any house or other building, or appurtenances to any house or other building within the City of Toronto, or the liberties thereof, or within the City of Hamilton, or the liberties thereof, shall have a lien for the value of such labor and materials upon such house or building and appurtenances, and upon the lot of land on which the same stand, to the extent of the right, title and interest, at that time existing of such owner, in the manner and to the extent hereinafter provided ; but the aggregate of all the liens authorized by this Act, to be created for the labor performed and materials furnished in building, altering or repairing any house or other building or appurtenances, shall not exceed the price stipulated in the contract with such owner or his said agent to be paid therefor, and such owner shall not be obliged to pay for, or on account of such house, building or appurtenances, any greater sum or amount than the price so stipulated and agreed to be paid therefor, in and by such contract.

Lien given to builders on buildings erected by them, &c.

Amount of lien limited.

II. The person performing such labor or furnishing such materials, shall cause to be drawn up specifications of the work by him contracted to be performed, or materials to be furnished, and stating the price or prices agreed to be paid therefor, and shall file them, or if there be a contract, a true copy thereof, if the same be in writing, in the office of the Clerk of the Common Council of the City, and serve a notice thereof personally, on such owner or his said agent, within twenty days after the making such contract, or after commencing such labor or the furnishing of such materials ; the said Clerk shall provide and keep a book, which shall be called "*The Mechanics and Laborers Lien Register*," in which he shall enter alphabetically the names of the owners, and opposite to them the names of the contractors or laborers, or other persons claiming a lien, and the lot or street on which such work is to be done, or materials furnished, and the time of filing such specification or copy of such contract, and the said Clerk shall in each case receive the sum of one shilling.

Specification or contract to be fulfilled.

Fee.