
B I L L .

An Act for the better security of Mechanics and others erecting buildings and furnishing materials therefor, in the several Cities and Towns of this Province.

1. 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
5 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 in the several Cities and incorporated Towns in this Province, shall have a lien
10 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
15 aggregate of all the liens authorised by this Act, to be created for the labor performed and materials furnished in building, altering, or repairing any house, other building or appurtenances, shall not exceed the price stipulated in the contract with such owner or his said agent to be paid
20 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.

2. The person performing such labor or furnishing
25 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
30 the office of the Clerk of the County in which the City or Town may be situated, 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
35 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
40 lot or street on which such work is to be done or mate-

Specification or contract to be filed.

Register of liens to be kept.