



# LAWS OF ALASKA

1977

Source

SB 252

Chapter No.

123

## AN ACT

Relating to liens upon real property and improvements.

### BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

\* Section 1. AS 34.35.070(a) and (b) are amended to read:

(a) An original contractor, after the completion of his contract, and a mechanic, artisan, machinist, builder, lumber merchant, laborer, or other persons, claiming the benefit of secs. 50 - 120 of this chapter, shall record a claim with the recorder of the recording district in which a building or other improvement, or a part of it, is located.

(b) The claim shall be recorded within 90 days after

(1) the completion of his contract or the alteration or repair;

(2) he ceases to labor on it from any cause; or

(3) he ceases to furnish materials for it.

\* Sec. 2. AS 34.35.070(d) is amended to read:

(d) The owner of land which may be subject to a lien created under secs. 50 - 120 of this chapter may, within 10 days after completion of a building or other improvement, record a notice of completion of the building or other improvement. In order to claim the benefit of secs. 50 - 120 of this chapter, every lien claimant shall record his claim of lien no later than 90 days after the notice of completion has been recorded or within 90 days of the last occurrence of any event set out in (b) of this section whichever is earlier. The notice of completion provided for in this section shall be recorded in the office of the

recorder of the district in which the property is situated, shall be signed and verified by the owner or his agent, and shall set out the following:

- (1) the date of completion of the building or other improvement, or of a particular portion of the building or other improvement;
- (2) the name and address of the owner;
- (3) the nature of the interest or estate of the owner;
- (4) sufficient legal description of the property; and
- (5) the name of the original contractor, if any.

\* Sec. 3. AS 34.35.080(a)(2) is amended to read:

(2) within six months after recording of an extension notice in the same recording office within the original six-month period showing the recording date and the book and page or instrument number of the initial claim, and the balance owing.