

Contact: Darryl Rowinski  
Wisconsin Credit Association  
Phone 262 827 2880  
Fax 262 827 2899

15755 W Rogers Dr Ste 200  
New Berlin, WI 53151

Wisconsin Credit  
Association

# Press Release

## Construction Industry Contractors, Subs and Suppliers Take Notice!

### New Lien Law: Legislation is now introduced in Wisconsin Legislature

February 16, 2006: The 2005 Senate Bill 450 is presently in review by Wisconsin Senate Committee on Judiciary. A copy of the Bill and legislative analysis can be downloaded from the site [www.legis.state.WI.US](http://www.legis.state.WI.US).

#### Highlights:

- Repairs would be included as lienable.
- The required early 60-day notice would no longer be required for an improvement that was wholly or at least partially nonresidential, regardless of square footage of the project.
- The means of serving notice is enlarged beyond presently permitted methods to include "any other means of delivery in which the party receiving the notice makes written confirmation of the delivery". (eg. Certified mail, return receipt required).
- There is a new requirement that upon filing the lien at circuit court, within the following 30 days, the leinholder must serve a copy of the lien claim on the owner of the real estate. (This is a good idea in any event!)
- Theft by contractor provisions are strengthened against LLC organizations.

There are other changes that are beneficial, in the nature of clarifications rather than significant changes in the law.

It is encouraged that those who service or supply construction contact their legislators, both in the Assembly and in the Senate, and register your support for this legislation.

Many thanks to David Chartier and Kohner, Mann and Kailas, S.C., located in Milwaukee, Wisconsin for supplying this information.

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