

LIEN AGENT INFORMATION

Effective April 1, 2013

In accordance with North Carolina General Assembly Session Law 2012-158, Inspection Departments are not allowed to issue any permit where the project cost is \$30,000 or more unless the application is for improvements to an existing dwelling that the applicant uses as a residence OR the property owner has designated a lien agent and provided the inspections office with the information below:

Name of Lien Agent _____

Mailing address of Agent _____

Physical address of Agent _____

Telephone _____ Fax _____

Email _____

The information will be attached to the permit record and a copy provided to the applicant. The applicant is required to post a copy on the construction site.

Excerpt from North Carolina G.S. 160A-417:

"(Effective April 1, 2013) No permit shall be issued pursuant to subdivision (1) of subsection (a) of this section where the cost of the work is thirty thousand dollars (\$30,000) or more, other than for improvements to an existing single-family residential dwelling unit as defined in G.S. 87-15.5(7) that the applicant uses as a residence, unless the name, physical and mailing address, telephone number, facsimile number, and electronic mail address of the lien agent designated by the owner pursuant to G.S. 44A-11.1(a) is conspicuously set forth in the permit or in an attachment thereto. The building permit may contain the lien agent's electronic mail address. The lien agent information for each permit issued pursuant to this subsection shall be maintained by the inspection department in the same manner and in the same location in which it maintains its record of building permits issued."

Frequently Asked Questions: Lien Agents

Q: Does the Lien Agent law apply to commercial construction?

A: Yes. The requirement applies to any commercial work over \$30,000 as well as to construction of any new residence over \$30,000.

Q: If a homeowner is building their own new residence valued over \$30,000 with no other contractor or sub-contractors, is a lien agent required?

A: Yes

Q: If a homeowner is building their own new residence using only using a sub-contractor whose portion of the work is under \$30,000, is a lien agent required?

A: Yes

Q: If a homeowner is building their own new residence using a sub-contractor whose portion of the work is over \$30,000, is a lien agent required?

A: Yes

Q: If a homeowner is acting as their own contractor, and is not utilizing any subcontractors, to renovate an existing home in which they reside and the renovation will cost over \$30,000, is a lien agent required?

A: No

Q: If a homeowner is doing a renovation to an existing home in which they reside and is utilizing a sub-contractor whose portion of the work is over \$30,000, is a lien agent required?

A: No