

2005 SESSION

INTRODUCED

046501800

SENATE BILL NO. 207

Offered January 14, 2004

Prefiled January 13, 2004

A BILL to amend the Code of Virginia by adding a section numbered 43-3.1, relating to real estate appraisers; lien for performance of appraisal.

Patron—Quayle

Referred to Committee for Courts of Justice

Be it enacted by the General Assembly of Virginia:

1. That the Code of Virginia is amended by adding a section numbered 43-3.1 as follows:

§ 43-3.1. Lien of real estate appraiser.

Every real estate appraiser who performs an appraisal as defined in § 54.1-2009 on any land, building, structure, or improved-upon land, under a written agreement for performance of work with the owner or his agent, shall have a lien upon the land, building, structure or improvement to the extent of the agreed contract price or a reasonable price for those services. Such lien shall not attach to the land, building, structure, or improvement unless and until the lien is recorded in the clerk's office in the county or city in which the land, building, structure or improvement, or any part thereof is located. The recorded lien shall be enforced in the same manner as a mechanic's or contractor's lien.

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