



IMPORTANT UPDATE

PA Construction Notices Directory Website is LIVE

Happy New Year from Western PA NECA Government Affairs! In Pennsylvania, 2017 means new reporting requirements for certain construction projects!

In accordance with Act 142 of 2014 (49 P.S. §1501.1-1501.6), the Commonwealth has developed a new online platform to track Mechanics' Lien rights on large construction projects. Purpose of the new database is to ensure that project owners are aware of all subcontractors with Mechanics' Lien rights on a given project, and so contractors and subcontractors can track the progress and completion of each job.

Owners and subcontractors should file notices for any project with a value **greater than or equal to \$1.5 million** (also known as a "qualified project" or a "searchable project").

There are four types of notices included in the database. First, owners can file a Notice of Commencement prior to beginning work on a qualified project, which will be assigned a project identification number. There is a \$72 fee to file a Notice of Commencement.

Any subcontractor on a qualified project can file a Notice of Furnishing within 45 days of beginning work in order to maintain Mechanics' Lien rights. Failure to file this notice in the appropriate timeframe may result in forfeiture of your ability to file a lien on the qualified project. There is no fee to file a Notice of Furnishing.

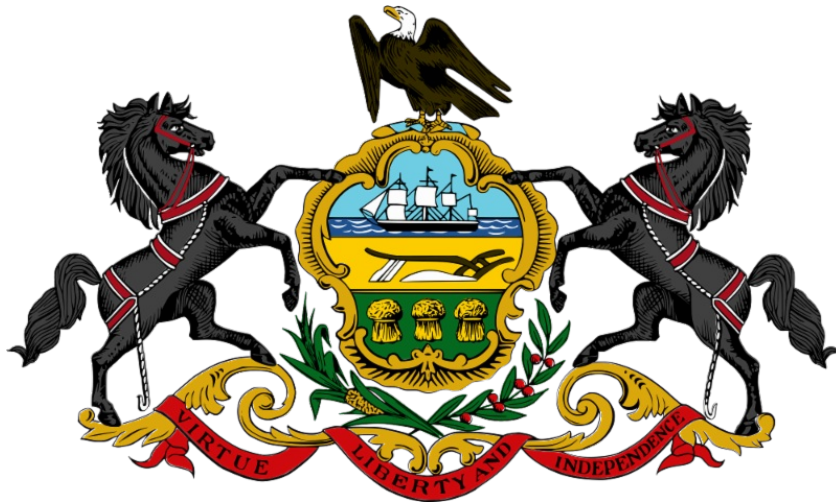
When the project is completed, the owner can file a Notice of Completion, and if a subcontractor files a Mechanics' Lien claim, they can file a Notice of Nonpayment. There is no fee to file Notices of Completion

and Nonpayment. Prime contractors are not required to submit notices to the database unless they are doing so on behalf of the owner.

These filings are additional steps to maintain your Mechanics' Lien rights, and they do not change or replace any previous notice or reporting requirements. This new system also does not prevent owners from filing a blanket lien waiver if the project is appropriately bonded. *Please seek legal advice if you have any questions about your Mechanics' Lien rights.*

The database website is now live, and these notice requirements apply to qualified projects beginning on or after December 31, 2016.

[Click here](#) to access the website and create an account for your company. [Click here](#) to view a video from the PA Department of General Services providing more details about the platform. If you have any difficulties using the website, please email the Site Administrator at RA-GSPASCND@pa.gov as soon as possible.



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