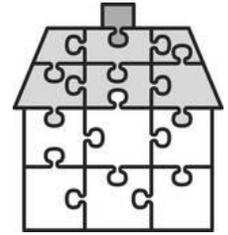


Another Piece to the Puzzle...

Building a House? Improving a Rental Property? This New State Law Affects You...

Effective as of April 1, 2013, state legislators have enacted a new law requiring the appointment of a "Lien Agent" when building a new home or renovating a rental home, be it a stick built house, modular, or mobile home. Any property improvement project that is over \$30,000 in retail cost requires a Lien Agent to be appointed with the following 3 exceptions: (1) If the improvement project is to take place on or in an existing home and if the homeowner is the current resident of the home then no lien agent is required; (2) If the project being undertaken is less than \$30,000 in retail cost no lien agent is required; (3) If the project being undertaken is under contract and that contract is dated prior to April 1, 2013, then no lien agent is required. The table below summarizes when and if a lien agent is required:



Type of Project?	Existing Home?	Homeowner Lives There?	Lien Agent Req.?
New Stick Built House	No	N/A-Not built yet	YES
New Modular Home	No	N/A-Not built yet	YES
New Mobile Home	No	N/A-Not built yet	YES
Renovation	Yes	Yes	No
Addition	Yes	Yes	No
Accessory Structure	Yes	Yes	No
Renovation	Yes	No, Occupied by Others	YES
Addition	Yes	No, Occupied by Others	YES
Accessory Structure	Yes	No, Occupied by Others	YES



If you are a builder and you have a contract to build a house, and that contract is dated prior to April 1, 2013 you are exempt from the requirement. An exemption form and copy of the contract are required. Contact the Planning Department for the appropriate form.

Please contact the Camden County Planning Department for the appropriate information, forms, & worksheets relating to the Appointment of a Lien Agent. Call (252) 338-1919 x 235 for more details.