

An Act relating to liens; creating the Commercial Real Estate Broker Lien Act; providing short title; defining terms; creating lien on certain property for specified fees; stating form of specified lien; requiring certain acts for certain lien to attach; stating effect of certain notice of lien; stating validity of certain lien; requiring certain lien to be recorded within stated time period under certain circumstances; requiring certain action be commenced within specified time period; stating consequences for failure to file certain notice; requiring mailing of certain notice to specified owner; stating jurisdiction for certain suit; requiring certain content of specified complaint; requiring certain notice and service of process; requiring certain content for specified notice of lien; requiring release of specified lien under certain circumstances; allowing certain methods of service; requiring written release of lien under certain circumstances; allowing alternative dispute resolution for certain claims; requiring certain parties to pay specified fees and costs; declaring certain waiver void; establishing priority of certain lien; authorizing establishment of certain escrow accounts in certain amounts; providing for codification; and providing an effective date.