

## **Commercial Real Estate Broker Lien Act; House Sub. for SB 44**

**House Sub. for SB 44** amends the Commercial Real Estate Broker Lien Act to specify that a broker shall have a lien on commercial real estate if the broker has a written agreement with a person to represent that person in the purchase, lease, or other conveyance to the lessee or grantee of the real estate when the broker becomes entitled to compensation pursuant to that written agreement. A lien already is allowed when the agreement is for the purchase, lease, or other conveyance to the buyer of real estate.

Additionally, in the case of a lease, sublease, or assignment of commercial property, the bill increases from 90 to 180 days the amount of time within which a lien must be recorded after a lessee takes possession of the property.