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Memorandum

To: NCMHA Members
From: Brad Lovin, Executive Director
Date: June 29, 2017
Re: Lien Agent Changes-Effective July 1, 2017

As you know, in order to receive a building permit, you must assign a lien agent if the cost of the improvement is more than \$30,000. NCMHA worked with legislative leaders and helped get a bill passed that clarifies this law. In particular, the General Assembly passed legislation that clarifies the cost of the manufactured home shall not be included in the calculation of the improvement. This will essentially allow most all manufactured homes being placed on leased land from having to obtain a lien agent. This law becomes effective July 1, 2017.

SECTION 9. G.S.160A-417(d) reads as rewritten:

"(d) No permit shall be issued pursuant to subdivision (1) of subsection (a) of this section where the cost of the work is thirty thousand dollars (\$30,000) or more, other than for improvements to an existing single-family residential dwelling unit as defined in G.S. 87-15.5(7) that the owner occupies as a residence, or for the addition of an accessory building or accessory structure as defined in the North Carolina Uniform Residential Building Code, the use of which is incidental to that residential dwelling unit, unless the name, physical and mailing address, telephone number, facsimile number, and electronic mail address of the lien agent designated by the owner pursuant to G.S. 44A-11.1(a) is conspicuously set forth in the permit or in an attachment thereto. The building permit may contain the lien agent's electronic mail address. The lien agent information for each permit issued pursuant to this subsection shall be maintained by the inspection department in the same manner and in the same location in which it maintains its record of building permits issued. Where the improvements to a real property leasehold are limited to the purchase, transportation, and setup of a manufactured home, as defined in G.S. 143-143.9(6), for which there is a current certificate of title, the purchase price of the manufactured home shall be excluded in determining whether the cost of the work is thirty thousand dollars (\$30,000) or more."