

**GENERAL ASSEMBLY OF NORTH CAROLINA**

**SESSION 1997**

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**SENATE BILL 923**  
**Judiciary Committee Substitute Adopted 7/31/97**

Short Title: Comm. Realtor Lien Study.

(Public)

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Sponsors:

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Referred to: Rules and Operations of the Senate.

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April 17, 1997

**A BILL TO BE ENTITLED**

**AN ACT TO AUTHORIZE THE STUDY OF WHETHER STATUTORY LIENS SHOULD BE ALLOWED FOR FEES OWED TO COMMERCIAL REAL ESTATE BROKERS.**

The General Assembly of North Carolina enacts:

Section 1. The Legislative Research Commission may study the issue of whether or not statutory liens should be allowed for fees owed to commercial real estate brokers. The Commission may look at issues addressed in Senate Bill 923, First Edition, of the 1997 Session, including proposed committee substitutes considered by the Senate Judiciary Committee during the 1997 Session. The study shall include at least the following:

- (1) The extent of the problem of commercial real estate brokers not being able to collect real estate commission fees they have earned and are entitled to;
- (2) Whether statutory liens should be used to address this problem; and
- (3) The effects of such a statutory lien process on the commercial real estate transaction process, including issues affecting title.

1           Section 2. The Legislative Research Commission may make an interim report  
2 to the 1997 General Assembly, 1998 Regular Session, and shall make a final report to the  
3 1999 General Assembly.

4           Section 3. This act is effective when it becomes law.