MINUTES OF THE JUDICIARY COMMITTEE February 19, 1983

The meeting of the House Judiciary Committee was called to order by Chairman Dave Brown at 7:02 a.m. in room 224A of the capitol building, Helena, Montana. All members were present with the exception of Representative Darko, who was excused. Brenda Desmond, Staff Attorney for the Legislative Council, was also present.

HOUSE BILL 812

REPRESENTATIVE SHONTZ explained this bill, which provides that when it is required that legal notice be given to the owner of real property, notice must also be given to a purchaser of the property under a contract of deed. BRENDA DESMOND passed out some proposed amendments for this bill. See EXHIBIT A. REPRESENTATIVE SHONTZ stated that in 1981, there were many homes sold on contact for deed in Montana. He also testified that the filing of water rights is also very important and gave an example wherein in the Sidney area about ten years ago, a rancher lost his water rights to a stock pond because he was buying the property from an individual who lived in Arizona; and he had not been informed when someone filed rights on the stock pond, that was mostly on his property.

BILL ROMINE, representing the Montana Association of County Clerks and Recorders, stated that he had prepared amendments to do what Representative Shontz had already done. He testified that, with these amendments, they supported this bill. He commented that some of the clerks are already doing this. He further said that Senate Bill 401 should address the water rights problem.

There were no further proponents.

There were no opponents.

REPRESENTATIVE SHONTZ indicated that Senate Bill 401 addresses instances where a title changes hands, but when there is a contract of deed, it does not apply.

There were no questions and the hearing on this bill was closed.

HOUSE BILL 828

REPRESENTATIVE CURTISS, District 20, Lincoln, stated that this is one more bill that attempts to bring about more

Judiciary Committee February 19, 1983 Page Two

expeditious disposition of cases in the Montana courts. She explained the bill which is an act to generally revise the venue statutes that require or allow certain legal actions or appeals to be filed in the first judicial district.

There were no further proponents.

DOROTHY McCARTER, Assistant Attorney General, testified that they only opposed Section 12 of the bill. See EXHIBIT B.

DICK KANE, Administrator of the Labor Standards Division of the Department of Labor and Industry, stated that they oppose the section on page 23, beginning with line 1, which refers to the commissioner's determination act and also line 15, which refers to the maternity leave law. He said that some county attorneys refuse to file them and many have a conflict of interest. He also felt that it would increase the costs and might result in more court cases.

There were no further opponents.

REPRESENTATIVE CURTISS closed.

REPRESENTATIVE SPAETH asked if the county attorneys refuse to take action, who would take action. MR. KANE replied that they file in the first judicial district.

REPRESENTATIVE HANNAH questioned the new language on page 23, which says, "by mutual agreement of parties involved" and wondered if that has anything to do with what they are talking about. MR. KANE answered that it does - if they send the papers requesting the court to issue a judgment and if the county attorney does not want to file those papers and the parties of the claim would not agree to transfer to the first district, we would have no way of getting our order reports. He further commented that if he was a party to a claim and he thought it was going to cost him money to agree with it, he would not agree.

REPRESENTATIVE SPAETH wondered how much is this bill going to cost the state. MR. KANE replied that there wasn't any assessment made of that.

REPRESENTATIVE SPAETH stated that he is a co-signer of this and in his days as a state attorney, he would not have liked Judiciary Committee February 19, 1983 Page Three

this bill, but now that he has clients that are suing the state, he thinks it is a great bill; but he understood that it was going to cost the state some money.

REPRESENTATIVE CURTISS replied that she felt that this could be the case, but that it was discretionary and optional in most instances.

REPRESENTATIVE KEYSER questioned what was wrong with MR. KANE's department forcing the county commissioners to do their job. If they once took the county attorneys to task for not doing their legitimate job, that would probably be all they would have to do, and they would only have to do it once.

MR. KANE answered that they do try to file them in the various counties where the problem lies, but that some of these counties do have a legitimate reason; there could be a county attorney who has represented a rancher for years and years, and then they ask him to go after him. He felt they legitimately do have a conflict of interest.

REPRESENTATIVE KEYSER wondered if there was not a law that, if there is a problem, then the attorney general's office could take some action. MS. McCARTER replied that the attorney general's office can go in and help sometimes when a county attorney cannot or will not act, but they do not have any power to do so and they usually only do this in criminal cases. REPRESENTATIVE KEYSER wondered if they could go in if there was a legitimate conflict. MS. McCARTER answered that they could, but if it happened very often, they would have to hire more attorneys.

MR. KANE stated that in the types of cases that they have they usually carry a very low priority and sometimes in order to expedite then, they have to come into the first judicial district. REPRESENTATIVE KEYSER questioned why is it different with the first judicial district when they are already so overloaded. MR. KANE replied that most judicial districts are just as busy as the first judicial district and they get their cases filed in Lewis and Clark County because they have a good working relationship with the county attorney's office.

REPRESENTATIVE SPAETH asked MR. KANE if he has any staff counsel that handles any of these actions. MR. KANE replied that he had one staff attorney, Paul Van Tricht.

PAUL VAN TRICHT, Staff Attorney for the Labor Standards Division, stated that if an employee or an employer has a ruling Judiciary Committee February 19, 1983 Page Four

filed on them, in these instances, they would have to file in thirty days or they could not take an action. He said they they have trouble with Missoula County, Cascade County and Yellowstone County wherein they are physically removed from it, and that Lewis and Clark County does a great deal of work for them and they do have a good working relationship.

REPRESENTATIVE SPAETH stated that when he was an attorney for the state he felt he had a better forum in the first judicial district than somewhere else, and he wondered if this was a fact. MR. KANE answered that not in the wage cases - it is a formality - a matter of getting it before the judge and getting it signed. He did not feel that he could point a finger at any special district.

DON JUDGE, representing the Montana AFL-CIO, said that he wanted to point out a direct conflict of interest in this bill, which is on page 24, line 8, "39-31-106" and wondered about a claim filed against a county where the county attorney is responsible for representing the county.

There were no further questions and the hearing on this bill was closed.

HOUSE BILL 811

REPRESENTATIVE YARDLEY stated that this bill requires that a guardian or conservators for wards and protected persons file an accounting by March 31 of each year.

DOUG OLSON, representing the Montana Seniors' Advocacy Assistance, offered testimony in favor of this bill. See EXHIBIT C.

BILL ROMINE, representing himself, stated that he is a conservator for many disabled war veterans at the Veterans' Administration and he suggested that the bill be changed to say each year instead of March 31. He offered further testimoney. See EXHIBIT D.

There were no further proponents and no opponents.

REPRESENTATIVE YARDLEY closed.

Judiciary Committee February 19, 1983 Page Five

REPRESENTATIVE DAVE BROWN questioned REPRESENTATIVE YARDLEY if the word "annually" would be O.K. REPRESENTATIVE YARDLEY said that that would be fine.

REPRESENTATIVE CURTISS wondered what would be a suitable cutoff if they do not stay with the \$7,500.00 one. REPRESENTA-TIVE YARDLEY replied that it would be his idea that if they are just getting a few hundred a month, they could request the judge to waive it from that point on.

There were no further questions and the hearing on this bill was closed.

HOUSE BILL 831

REPRESENTATIVE VINCENT, District 78, stated that this bill is essentially a compromise bill that no longer fits within the scope of the title; this will require contractors to provide notice of a potential lien for labor or materials provided by subcontractors. He stated that it is the only vehicle that is left to try to do something to simply alert consumers that they could end up in this bind.

JOE OLSON, the Secretary-Manager of the Montana Contractors' Association, stated that he was in the yes, no, or maybe category on this bill. He explained that as far as the intent of the bill, he was in agreement with this, but he did feel that it should be expanded somewhat on public works contracts. He suggested amending the bill by adding a subsection (4) to section 1, reading: "that the notice of potential lien liability is not required when the contracting owner has required the contractor to provide a labor and materials bond as part of the contract. The labor and materials bond shall be in the full amount of the contract." He said that on public works contracts, there is a requirement for a performance bond and a payment bond.

JOHN HOLLOW, representing the Montana Home Builders' Association, testified that they certainly support this bill.

DICK KANE, Administrator of the Labor Standards Division of the Department of Labor and Industry, said that if they are Judiciary Committee February 19, 1983 Page six

going to notify the homeowner on this, maybe they should consider notifying them that they have the right to ask for a bond to protect them from this.

Testimony supporting this bill was turned into the secretary from IRVIN DELLINGER, representing the Montana Building Dealers. See EXHIBIT E.

REPRESENTATIVE DAILY rose as an opponent on this bill. He contended that they are 180 degree shifted from the original bill and he felt that it is a bad bill, particularly for the small contractor as it will force him to spend a great deal of time explaining the lien laws to the consumer. He said that the problem is between the material man and the contractor and to shift the responsibility to the contractor is not right.

LARRY TANGLER, representing the Metal Building Dealers' Association and representing the Tangler Building Corporation, a Montana corporation, testified that he did not feel that this bill adequately addressed the problem and that it would make it more difficult for a contractor who is not abusing the state statutes.

REPRESENTATIVE VINCENT agreed that everyone that came before the committee recognizes that there is a problem, but, he stated, that no one seems to be able to come up with a good solution. He verified that this does place an obligation on the contractor, but if this bill is not passed, then he felt that they have done nothing.

REPRESENTATIVE EUDAILY wondered about the possibility of the contractor providing a bond. REPRESENTATIVE VINCENT replied that he did not know that answer, but he thought it might be fraught with difficulties also.

There were no further questions and the hearing on this bill was closed.

REPRESENTATIVE ADDY referred to HB 774, which is the court reporter certification bill and said that in the statement of intent, he would feel more comfortable if they could spell out the Supreme Court's rulemaking authority on the subject of revocation or suspension of certification. REPRESENTATIVE DAVE BROWN wondered if anyone had any problem with that and there were none. Judiciary Committee February 19, 1983 Page Seven

There were no further questions and the meeting was adjourned at 8:04 a.m.

DAVE BROWN, Chairman

Alice Secretary

нос	JUDICIARY	COMMITTEE		
BILL House Bill 812		Date_February	18, 1983	}
ONSOR_Representative	Shontz		•	
NAME	RESIDENCE	REPRESENTING	SUPPORT	OPPOSE
Bill Romine	Helens	cleakes + Recorders	Aread	
•				
·`				
R				
•				
· · · · · · · · · · · · · · · · · · ·				
*				
V				
*				
·				
<u> </u>				

IF YOU CARE TO WRITE COMMENTS, ASK SECRETARY FOR LONGER FORM.

PLEASE LEAVE PREPARED STATEMENT WITH SECRETARY.

Exhibit A HB812 2119/83

Proposed Amendments to HB 812

- 1. Title, line 12.
 Following: "82-10-503,"
 Insert: "85-2-232, 85-2-307,"
- 2. Page 1, line 19
 Following: "who"
 Insert: ":(a)"
- 3. Page 1, line 23. Following: "purchaser" Insert: "; and (b) has recorded the contract or an abstract of the contract in accordance with Title 70, chapter 21"
- 4. Page 41, following line 21. Section 28. Section 85-2-232, MCA is amended to read:

"85-2-232. Availability of preliminary decree. (1) The water judge shall send a copy of the preliminary decree to the department, and the water judge shall serve by mail a notice of availability of the preliminary decree to each person who has filed a claim of existing right and to the purchaser under contract for deed, as defined in [section 1], of property in connection with which a claim of existing right has been filed , or, in the Powder River Basin, to each person who has filed a declaration of an existing right. The water judge shall enclose with the notice an abstract of the disposition of such person's claimed or declared existing right. The notice of availability shall also be served upon those issued or having applied for and not having been denied a beneficial water use permit pursuant to Title 85, chapter 2, part 3, those granted a reservation pursuant to 85-2-316, or other interested persons who request service of the notice from the water judge. The clerk or person designated by the water judge to mail the notice shall make a general certificate of mailing certifying that a copy of the notice has been placed in the United States mail, postage prepaid, addressed to each party required to be served notice of the preliminary decree. Such certificate shall be conclusive evidence of due and legal notice of entry of decree.

(2) Any person may obtain a copy of the preliminary decree upon payment of a fee of \$20 or the cost of printing, whichever is greater, to the water judge."

Section 29. Section 85-2-307, MCA is amended to read:

"85-2-307. Notice of application. (1) (a) Upon receipt of a proper application for a permit, the department shall prepare a notice containing the facts pertinent to the application and shall publish the notice in a newspaper of general circulation in the area of the source once a week for 3 consecutive weeks. (b) Before the last date of

publication, the department shall also serve the notice by first-class mail upon: (i) an appropriator of water or applicant for or holder of a permit who, according to the records of the department, may be affected by the proposed ; (ii) any purchaser under contract for deed, appropriation as defined in [section 1], of property which, according to the records of the department, may be affected by the proposed appropriation; and A-notice-shall-also-be-served-upon (iii) any public agency that has reserved waters in the source under 85-2-316. (c) The department may, in its discretion, also serve notice upon any state agency or other person the department feels may be interested in or affected by the proposed appropriation. (d) The department shall file in its records proof of service by affidavit of the publisher in the case of notice by publication and by its own affidavit in the case of service by mail.

(2) The notice shall state that by a date set by the department (not less than 30 days or more than 60 days after the last date of publication) persons may file with the department written objections to the application.

(3) The requirements of subsections (1) and (2) of this section do not apply if the department finds, on the basis of information reasonably available to it, that the appropriation as proposed in the application will not adversely affect the rights of other persons."

Renumber subsequent section.

Amend 812/BCDIII

(SAMPLE)

CONSTRUCTION LIEN NOTICE

AS REQUIRED BY THE MONTANA CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON THAT LAND AND ON THE BUILDINGS ON THAT LAND IF THEY ARE NOT PAID FOR SUCH MATERIALS. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER FOR LABOR OR MATERIALS FOR THE CONSTRUCTION. BUILDER AGREES TO COOPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

Date of this Notice:

SIGNED:

, 19____

Builder (give firm name & title of signer) HB 812

2/19/83

House Bill 828

Exhibit B House Bill 828 2/19/82

Testimony in OPPOSITION to Section 12 of the bill to amend 72-14-301

By Dorothy McCarter, Assistant Attorney General

This amendment would be impractical and costly to the state, and carry no real benefit to the claimants of escheated property.

1. Actions under Title 72 Chap. 14 usually involve claimants from other states and foreign countries. Few claimants reside in Montana.

2. Each action often involves several claimants from different states or countries, who attempt to claim the property at different times after escheat has taken place. As the venue provision presently exists, there is a minimal danger of several suits being filed in different counties with respect to the same escheated property. With the amendment, claimants will have a more difficult time monitoring any pending actions involving property in which they may have interests.

3. The amendment would create a substantial added cost to the state, requiring a fiscal note from the attorney general, who is charged under statute with litigating these actions. The state has no way to recoup the travel costs created by the amendment; the claimants, on the other hand, expect to and in fact can, cover their costs from the escheated property.

In conclusion, keeping venue in Lewis and Clark County is advantageous to both the claimants and the state. Allowing venue in other counties would only add to confusion, multiple suits, and lack of procedural uniformity and administration of the property. Most significantly, the amendment would create unnecessary increased costs to the state.

WITNESS STATEMENT

Name Bill Romine	Committee On Judiciany
Address Helena	Date 2. 19.93
Representing <u>Cleaks - Recorders</u>	Support _
Bill No. 1/ 13 8/2	Oppose
	Amend

AFTER TESTIFYING, PLEASE LEAVE PREPARED STATEMENT WITH SECRETARY.

Comments:

1. with the amendment to make sure notice only has to begiven to These who have Recorded a notice of purchaser's interest, the cleaks support this bill

Itemize the main argument or points of your testimony.

assist the committee secretary with her minutes.

This will

2.

3.

4.

FORM CS-34 1-83

VISITORS' REGISTER				
HOU	SEJUDICIARY	COMMITTEE		
ILL HOUSE BILL 828		Date February	19,	
VSOR <u>Representative</u>	e Curtiss			
NAME	RESIDENCE	REPRESENTING	SUPPORT	OPPOS
orothy McCARTER	Helena Mt Helena Mt	ATTURNey GeNERAL		V
ick Lane		Jabor Storelards Div		ν
PAUL J. VAN Tricht	Helenn	LAbor StAndards Di	ý	Ľ
Don Judy	Helen	MT STATE AFX-CTO		$\perp \times$
				• • •
· ·				1
			<u>}</u>	
#				
			<u> </u>	
9 <u></u>				

PLEASE LEAVE PREPARED STATEMENT WITH SECRETARY.

-

House Bill 828 2/19/83

WITNESS STATEMENT	
Name Dorothy McCARTER	Committee On
Address HeleNA MT	Date Feb 19, 1983
Representing Altorney General	Support
Bill No. 828	Oppose
	Amend

AFTER TESTIFYING, PLEASE LEAVE PREPARED STATEMENT WITH SECRETARY. OPPOSITION TO Section 12 of the bill Comments: 72 This amendment would be impractical and costly to the state. Actions ynder title 72 Chap 14 usually involve cla from other states and foreign countries. Few claumants 2. Each action often involves several claimants from d states or countries, who attempt to claim the property at did erent Scheat has occurred. As the venue provision presently exists there. 3. is minimal danger of several sints being for led in def erent cour with respect to the same property. With the amendment - damanto will have a difficult time monitoring pending actions property in which they have interests. 4. The amendment would create substantial costsstate for travel, etc for court appearances in other countres, requiring a fixed note from the atty Sen. who is charged by to litigate these actions. The state has no wa low with the duty recoup these costs. Claimants on the hand expect to und can they costs from the escheated in fact cool Reeping Venne in Lewis and Clark County is beneficial to the state and the main argument or points of your testimony. This will assist the committee secretary with her minutes.

House Bill \$28 2/19/83

WITNESS STATEMENT	
Name DoroThy Mc CAPTER	Committee On
Address HeLENA MonJanA	Date Feb 19 1983
Representing ATTORNey GeneRAL	, Support
Bill No. 828	Oppose
	Amend

AFTER TESTIFYING, PLEASE LEAVE PREPARED STATEMENT WITH SECRETARY 72-14-301 of the bill to amend Section 12 OPPOSING Comments: This amendment would be impractical to all parties involved, and costly to the state. actions under title 72 Chap 14 usually involve claimants from other states and foreign countries. Few claimants live in Montana Each action often involves several claimants from different states countries who attempt to claim the property at different times after escheat has accurred. As the venue provision presently exists there is minimal danger of several suits being filed in defferent counties with respect to the same property. With the amendment, claimants 4. will have a difficilly time monitoring pending actions. The amendment would create unnecessary substantial costs to the state, requiring a fiscal note from the attorney General who is charged by law to litigate these actions. The state has no way to recoup these costs - the claimants expect to and do cover costs from the escheated property. Reeping Venue in Lewis and Clark County is advantagious to b damants and the state. allowing venue in other count , multiple suits, and lack of procedural uniforme only and to confusion Itemize^U the main argument or points of This will testimony. your assist the committee and administration of the property. The amendment would create unnecessary increased unrecompable costs to the Stock. FORM CS-34 1 - 83

WITNESS STATEMENT		
Name_ beck Lane	Committee On Andering	
Address Helena	Date 2/19/83	
Representing Jalon Standards Div	_ Support	
Bill No. 828	Oppose	
	Amend	
AFTER TESTIFYING, PLEASE LEAVE PREPARED STAT	TEMENT WITH SECRETARY.	
Comments: 1 Would increase our costs		
2 result in more court cases		
3 Would leave the devision without a means of enforcing some some loas in some countries		
4.		

Itemize the main argument or points of your testimony. This will assist the committee secretary with her minutes.

VISITORS' REGISTER

HOUSE	JUDICIARY	COMMITTEE
		 +

PILL HOUSE BILL 81		Date Februar	y 19, 198	3
ONSOR <u>REPRESENTAT</u>	IVE_YARDLEY		······································	· · · · · · · · · · · · · · · · · · ·
NAME	RESIDENCE	REPRESENTING	SUPPORT	OPPOSE
Bill Romine	Helena	Cleakes + Recorders	Amen	d.
Dougles Olson	Helena	Mt. Senor's Adv. Asst	· · ·	
•				
······		~		
<u></u>				
<u></u>				
,				
*				
; 				

IF YOU CARE TO WRITE COMMENTS, ASK SECRETARY FOR LONGER FORM.

PLEASE LEAVE PREPARED STATEMENT WITH SECRETARY.

MONTANA SENIORS' ADVOCACY ASSISTANCE

P.O. Box 232 • Capitol Station • Helena, Montana 59620 (406) 449-4676 (Helena) • 1-800-332-2272 (Toll-free)

DOUGLAS B. OLSON, Attorney Elderly Legal Services Developer LENORE F. TALIAFERRO Montana State Nursing Home Ombudsman

HB.811

February 19, 1983

Representatives, House Judiciary Committee 48th Legislative Session State Capitol Helena, Montana 59620

re: House Bill 811

Dear Representatives:

Montana Seniors' Advocacy Assistance (MSAA) serves as an advocate in areas impacting the legal rights and laws affecting senior citizens. I serve as the contracted attorney under the federal Older Americans Act who is responsible for developing and coordinating legal services in Montana for senior citizens. One of the legal areas of greatest importance to us is the area of protective legal services or the areas of guardianships and conservatorships, the protection of a person or his or her financial estate.

House Bill 811 was introduced in part at our request by Rep. Yardley to provide better accountability of the assets of wards, those persons under a guardian's control, and of protected persons, those under a conservatorship. Under present laws found in the Montana Probate Code, guardians and conservators once they are appointed by a court are not required to annually file a report indicating the expenses and receipts attributable to the estate they are chosen to oversee as fiduciaries or so-called trustees unless specifically ordered by the court to do so. HB 811 would modify the present law by mandating an annual accounting to the court and other interested relatives or friends of the ward or protected person unless this requirement was specifically waived in each individual We requested this change in the law due to several cases case. of mismanagement of guardianships and conservatorships that were discovered years later when the cases were reviewed that resulted in premature depletion of the individual's assets because of no annual accounting. We believe this change in the present law is reasonable for it merely returns to the policy in effect prior to 1976 in Montana that required annual accountings unless waived by the court.

If the language amending the present law poses some problems as it now appears in the bill, we would welcome any constructive amendments that would still retain the spirit of the legislation.

Sincerely,

Jougher B. Olom

Douglas B. Olson Attorney

WITNESS STATEMENT

NameBill Romine	Committee On Juliciany
Address <u>Nelena</u>	Date 2-19-83
Representing self	Support
Bill No. NA 811	Oppose
	Amend X

AFTER TESTIFYING, PLEASE LEAVE PREPARED STATEMENT WITH SECRETARY.

Comments: the accounting of guardians should be male and once a year, 1. but all accountings should not be have at the same Time. This sill should be amended on page 3 by Staiking on Line 10 The words "by March 31 of ach your" to the practice 2. - ally insteating the work "yearly". the same amendment should be inserted on page 5 Lines 3 by striking the words "by Merch 31 of each year" and inserting the word "yearly" 3.

Itemize the main argument or points of your testimony. This will assist the committee secretary with her minutes.

4.

Exhibit-10 HB 811 2/19/83

VISITORS' REGISTER

HOUSE JUDICIARY

1

COMMITTEE

ang manakan da Manakan yang mang mang mang manakan sa	Date_Februar	<mark>y 19, 198</mark> 3	3
E_VINCENT			
RESIDENCE	REPRESENTING	SUPPORT	OPPOSI
Sidney	Metal Building Dealer's Assoc.		+
Helena	Mt. Contractors Assn.	~	
maley	my Horse Burkles	\bigvee	
	s.		
		1	
		1	
		-	
		+	
· · · · · · · · · · · · · · · · · · ·			
		1	
	E VINCENT RESIDENCE Jidnuy Helena Welena	RESIDENCE REPRESENTING Metal Building Dealer's Assoc.	RESIDENCE REPRESENTING SUPPORT

IF YOU CARE TO WRITE COMMENTS, ASK SECRETARY FOR LONGER FORM.

PLEASE LEAVE PREPARED STATEMENT WITH SECRETARY.

February 19/83 HB (83) Mu Chairmon & member of Committed Lamborn & Dellinge Depresenting Montan Building Matural Dealen astate. An previous hearing on 4B238 purposes & negessity of lien laws were covered Liki al laws problem are created because of public not being aware The problem that exsiste is "How to inform Consumer of The fren law Mhat it entails - his right - Mhat could happen if materalomen or subcontracted are not sufficient I feel AB 831 will inform Consumer. The contractor with one that has one on one contact with the commen Through negotiation on cost, Tomi to start he could in his contract explain her rights + suchts of other supplying material + fabor.

I the owner is given early warmy about the lien haw in form of notice in contract or by letter This should alert the owner to the existance the law + probability that he will receive motives in future I may eventually be subject to lien claims.

Spice have this law you will find more materialment Subcontractors nothing the commer about matured be tra being detrend on project as habor by done. as it is now there is a stigma about notices as Contractors + consumer take an officent to this. Consumer awareness

Miconsin has a law where Contractor notifie's consumer at signing Mantator with 10 days // I Sance enacting the law hen filing have dropped wer 75%, and those filed are eary the satisfy the court."

the want the consumer alisted to the law & più rights, gene us AB 83/ and I feel we will have a good Start on the elimination some of the existing problem. Vote No far on 83/ Thank you firm Ghelfinger

WITNESS STATEMENT

Name 3:11 Olson	Committee On Judicievy
Address Helena	Date 2/19/83
Representing Mt. Contractors Assn.	Support
Bill No. HB 831	Oppose
	Amend

AFTER TESTIFYING, PLEASE LEAVE PREPARED STATEMENT WITH SECRETARY.

Comments:

2.

3.

4.

1. Would support if amondod.

Itemize the main argument or points of your testimony. This will assist the committee secretary with her minutes.