Department of Planning and Budget
2026 General Assembly Session
State Fiscal Impact Statement

PUBLISHED: 1/26/2026 11:48 AM **ORIGINAL**

Bill Number: HB42 **Patron:** Simon
Bill Title: Posting of building permit; identification of mechanics' lien agent.

Bill Summary: Requires a building permit issued pursuant to the Uniform Statewide Building Code to be conspicuously and continuously posted on the property for which the permit is issued until all work is completed on the property. The bill further provides that no person may claim a lien or otherwise perfect and enforce a lien if such person fails to notify any mechanics' lien agent identified on such building permit. The bill requires a person performing labor or furnishing materials on which a building permit is not posted at the time he first performs his labor or first furnishes his material or, if posted, does not state the name of the mechanics'' lien agent, to determine whether a permit has been issued, the date on which it is issued, and the name of the mechanics'' lien agent, if any, that has been appointed. Under current law, these specifications are limited to one or two-family dwelling units.

Budget Amendment Necessary: **No.** **Items Impacted:** **N/A**

Explanation: This bill involves the Department of Housing and Community Development (DHCD) and the Courts; however, no budget action is required. See Fiscal Analysis section, below.

Fiscal Summary: It is anticipated that any state fiscal impact that may result from this bill to DHCD can be absorbed within existing resources. Any fiscal impact that may result from this bill to the Courts is indeterminate.

Fiscal Analysis: It is anticipated that the Department of Housing and Community Development can absorb any costs that may result from this bill as part of its normal workload with regard to administration of the statewide building code.

The bill changes the parameters at which an action is considered a violation of the Code, as well as the amount of certain civil penalties. The impact of this bill on the potential number of violations is indeterminate.

Other: None.