

**FISCAL NOTE**  
**LEGISLATIVE FISCAL ANALYST ESTIMATE**

<b>ESTIMATE OF FISCAL IMPACT – STATE AGENCIES</b> (See narrative for political subdivision estimates)				
	<b>FY 2013-14</b>		<b>FY 2014-15</b>	
	EXPENDITURES	REVENUE	EXPENDITURES	REVENUE
GENERAL FUNDS				
CASH FUNDS				
FEDERAL FUNDS				
OTHER FUNDS				
TOTAL FUNDS				

**Any Fiscal Notes received from state agencies and political subdivisions are attached following the Legislative Fiscal Analyst Estimate.**

For purposes of the bill, LB3 defines a nonconsensual lien as any lien or encumbrance of which the real property owner is not aware. The bill would require that when a nonconsensual lien is submitted for recording, it is to be accompanied by an envelope with the name and address of the owner of the real property on the envelope along with proper postage affixed. Upon proper submittal and upon the nonconsensual lien meeting all statutory recording requirements, the county recording office is to record the nonconsensual lien and, using the accompanying envelope, forward a certified copy of the recorded lien to the owner as addressed on the envelope provided by the lien filer. If no envelope is submitted with the nonconsensual lien or if the envelope provided lacks the name and address of the property owner or proper postage affixed, the county recording office is to reject the lien. Impacts relating to preparation and processing of lien filing notices by county recording offices would apparently vary significantly across counties relative to the volume of nonconsensual lien filings. Any estimate of rejection of lien filings due to absence of envelopes, absence of addressing or improper addressing of envelopes, or absence of affixed proper postage is indeterminate.