

**MINUTES OF THE SENATE BUSINESS & LABOR STANDING COMMITTEE
FRIDAY, FEBRUARY 25, 2011
ROOM 215, SENATE BUILDING**

Members Present: Sen. John Valentine, Chair
Sen. Curt Bramble
Sen. David Hinkins
Sen. Dan Liljenquist
Sen. Steve Urquhart
Sen. Kevin VanTassell
Sen. Gene Davis
Sen. Karen Mayne

Staff Present: Bryant R. Howe, Assistant Director
Karen Allred, Committee Secretary

Public Speakers Present: Wade A. Farraway, Assistant Attorney General
Paul Newton, Utah Land Title Association
Tara Rollins, Executive Director, Utah Housing Coalition
Bruce Richards, Attorney, Utah Credit Union Association
J. Bruce Reading, Attorney, Engineer, American Institute of
Architects, American Council of Engineering Companies

A list of visitors and a copy of handouts are filed with the committee minutes.

Chair Valentine called the meeting to order at 8:40 a.m. and announced that S.B. 208, Construction Contract Amendments, will not be considered at today's meeting.

Approval of Minutes

MOTION: Sen. Liljenquist moved to approve minutes of the February 23, 2011, meeting.

The motion passed unanimously with Sens. Urquhart and Mayne absent for the vote.

1. **S.B. 261 Wrongful Foreclosure Act** (*C. Bramble*)

Sen. Bramble explained the bill.

Wade A Farraway, Assistant Attorney General, further clarified and spoke in support of the bill.

Tara Rollins, Executive Director, Utah Housing Coalition spoke in support of the bill.

Paul Newton, Utah Land Title Association and Bruce Richards, Attorney, Utah Credit Union Association spoke in opposition to the bill.

MOTION: Sen. Bramble moved to transmit S.B. 261 with a favorable recommendation.

The motion passed unanimously with Sen. Urquhart absent for the vote.

Sen. Liljenquist assumed the Committee Chair.

2. **1st Sub. H.B. 115 Mechanics' Liens Amendments** (*M. Morley*)

Rep. Morley explained the bill and answered questions from the committee.

J. Bruce Reading, Attorney, Engineer, American Institute of Architects, American Council of Engineering Companies spoke in support of the bill.

MOTION: Sen. Van Tassell moved to transmit 1st Sub. H.B. 115 with a favorable recommendation.

The motion passed unanimously with Sens. Valentine and Urquhart absent for the vote.

MOTION: Sen. Van Tassell moved to adjourn.

The motion passed unanimously with Sens. Valentine and Urquhart absent for the vote.

Acting Chair Liljenquist adjourned the meeting at 9:15 a.m.

Sen. John Valentine, Committee Chair