

38-3-2 Preference of lessor's lien over other liens and claims -- Exceptions -- Limit.

- (1) A lien under this chapter has preference over all other liens or claims except:
 - (a) claims for taxes;
 - (b) preconstruction or construction liens under Title 38, Chapter 1a, Preconstruction and Construction Liens;
 - (c) perfected security interests; and
 - (d) claims of employees for wages which are preferred by law.
- (2) If a lessee is adjudicated as bankrupt or makes an assignment for the benefit of creditors, or if the lessee's property is put into the possession of a receiver, a lien under this chapter is limited to the rent for 90 days before the adjudication, assignment, or receivership.

Amended by Chapter 278, 2012 General Session