

Submitter: Denice Searcy  
On Behalf Of:  
Committee: House Committee On Labor and Workplace Standards  
Measure, Appointment or Topic: SB426  
NO on SB 426 A

While I support the commitment to protect workers from wage theft and ensure fair compensation for workers, I believe that SB 426 A, in its current form, will have the unintended consequences of increasing housing costs, and shifting the liability for unpaid wages to the property owners. It will not hold unscrupulous contractors and/or subcontractors accountable.

SB 426 A may say it is severally liable, but it makes the property owner as the direct contractor liable for when contractors they hire do not properly pay their employees, even though the landowner paid in full for the project. That is not severally liable and it doesn't make the constructing industry accountable for their laborers' wages.

Property owners are making the biggest financial decision of their life and are extremely vulnerable. They are already a victim if their home is forced to stop construction due to a serious unpaid wage problem that the landowner has no connection to.

Many contractors and subcontractors hire undocumented persons who are here to work off indebtedness to the cartels to be able to come to the United States. They should be paid for their work, although I believe that it would be more honorable and advantageous to hire persons who are legally eligible to work.

-10 Amendment: property owner is limited to when the contract with more than one contactor or subcontractor, which makes them a part of the contracting team, exempts owners primary residence from suit, reduces 6 years to 2 years to file a suit.  
YES ON -10 AMENDMENT only.

SB 426 A should protect property owners, and stop the illegal withholding of wages paid to the unrepresented employees of subcontractors. In the current form it does NOT do both.

Respectfully,  
Denice Searcy