



any addition, garage, fence, swimming pool, outbuilding or other improvement appurtenant to such structure; or 2) any construction upon real property which is (A) owned or acquired by an individual at the time the claimant first furnishes labor, equipment, material or supplies; (B) intended to become and does become the principal personal residence of that individual upon completion; and (C) not used or intended for use as a residence for more than two families or for commercial purposes.” K.S.A. 60-1103a(a).

The subcontractor or supplier may not file a lien pursuant to K.S.A. 60-1103 on improvement to residential property unless the claimant has:

- 1) mailed a warning statement conforming with K.S.A. 60-1103a(c) to any one of the owners of the property; or
- 2) has in claimant’s possession a copy of a statement signed and dated by any one owner of the property stating that the general contractor or the claimant had given the warning statement conforming with K.S.A. 60-1103a(c) to one such owner of the property. K.S.A. 60-1103a(b).