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By: **Delegates Walkup and Sossi**

Introduced and read first time: February 10, 2006

Assigned to: Economic Matters

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A BILL ENTITLED

1 AN ACT concerning

2 **Home Builders - Installation of New Homes - Responsibility for Defects**

3 FOR the purpose of specifying that a home builder that installs a certain new home is  
4 responsible to the owner for correcting any defects in any component  
5 incorporated into the new home, regardless of whether the new home is the  
6 responsibility of the manufacturer under certain circumstances; specifying that  
7 a new home under this Act is an industrialized building intended for residential  
8 use, a manufactured home, or a mobile home; defining a certain term; making  
9 certain stylistic changes; and generally relating to home builders of new homes.

10 BY repealing and reenacting, with amendments,  
11 Article - Business Regulation  
12 Section 4.5-604  
13 Annotated Code of Maryland  
14 (2004 Replacement Volume and 2005 Supplement)

15 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF  
16 MARYLAND, That the Laws of Maryland read as follows:

17 **Article - Business Regulation**

18 4.5-604.

19 (A) IN THIS SECTION, "MANUFACTURED HOME" HAS THE MEANING STATED IN  
20 § 12-301 OF THE PUBLIC SAFETY ARTICLE.

21 (B) A home builder [who] THAT installs A NEW HOME THAT IS an  
22 industrialized building intended for residential use, A MANUFACTURED HOME, or a  
23 mobile home is responsible to the owner for correcting any defects in any component  
24 incorporated into the new home [except for those industrialized buildings or mobile  
25 homes that are], REGARDLESS OF WHETHER THE NEW HOME IS the responsibility of  
26 the manufacturer [of the industrialized building and mobile home] pursuant to Title  
27 12, Subtitle 3 of the Public Safety Article.

1 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
2 July 1, 2006.