

Chapter 295

(Senate Bill 522)

AN ACT concerning

Home Builders – New Home Sales – Notice of Appliance Warranty Registration

FOR the purpose of requiring a person registered to build a new home to ~~include in a contract~~ provide at the time of closing for the initial sale of a new home certain information about the warranties for appliances registered by the person; and generally relating to home builders and notice of appliance warranty registration.

BY repealing and reenacting, without amendments,

Article – Business Regulation
Section 4.5–101(a), (m), and (r)
Annotated Code of Maryland
(2024 Replacement Volume)

~~BY repealing and reenacting, with amendments,~~ BY adding to

Article – Business Regulation
Section ~~4.5–603~~ 4.5–606
Annotated Code of Maryland
(2024 Replacement Volume)

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

Article – Business Regulation

4.5–101.

(a) In this title the following words have the meanings indicated.

(m) (1) “New home” means each newly constructed residential dwelling unit in the State and the fixtures and structure that are made a part of a newly constructed private dwelling unit at the time of construction.

(2) “New home” includes:

- (i) a custom home as defined in § 10–501(c) of the Real Property Article;
- (ii) a new home to which § 10–301 of the Real Property Article applies;
- (iii) an industrialized building intended for residential use; and

(iv) a mobile home.

(r) “Registrant” means a person registered to build new homes.

~~4.5-603.~~

~~(a) (1) This subsection applies only to a development that contains 11 or more new homes to be built by the same registrant.~~

~~(2) Prior to the execution of any contract for the initial sale of a new home, a registrant shall provide the purchaser with written information about any energy efficient options, including a statement that tax credits may be available related to the energy efficient options, that are available for installation in the home before construction of the home is completed.~~

~~(b) A registrant shall include in any contract for the initial sale of a new home:~~

~~(1) FOR EACH APPLIANCE IN THE NEW HOME, INCLUDING THE HEATING, VENTILATION, AND AIR-CONDITIONING SYSTEM, THAT WAS REGISTERED BY THE REGISTRANT, THE WARRANTY INFORMATION FOR THE APPLIANCE, INCLUDING:~~

~~(I) THE DATE THE REGISTRANT REGISTERED THE WARRANTY;~~
~~AND~~

~~(II) THE TIME REMAINING UNDER THE WARRANTY; AND~~

~~(2) the information required under § 14-117(a)(3), (i), and (m) of the Real Property Article, if applicable.~~

4.5-606.

(A) IN THIS SECTION, “APPLIANCE” INCLUDES A HEATING, VENTILATION, AND AIR-CONDITIONING SYSTEM.

(B) A REGISTRANT SHALL PROVIDE, AT THE TIME OF CLOSING FOR THE INITIAL SALE OF A NEW HOME, THE WARRANTY INFORMATION FOR EACH APPLIANCE IN THE NEW HOME THAT WAS REGISTERED BY THE REGISTRANT, INCLUDING:

(1) THE DATE THE REGISTRANT REGISTERED THE WARRANTY; AND

(2) THE TIME REMAINING UNDER THE WARRANTY.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2025.

Approved by the Governor, May 6, 2025.