

SENATE BILL 522

C2

5lr1759

By: **Senator Charles**

Introduced and read first time: January 23, 2025

Assigned to: Finance

A BILL ENTITLED

1 AN ACT concerning

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

3 FOR the purpose of requiring a person registered to build a new home to include in a
4 contract for the initial sale of a new home certain information about the warranties
5 for appliances registered by the person; and generally relating to home builders and
6 notice of appliance warranty registration.

7 BY repealing and reenacting, without amendments,

8 Article – Business Regulation

9 Section 4.5–101(a), (m), and (r)

10 Annotated Code of Maryland

11 (2024 Replacement Volume)

12 BY repealing and reenacting, with amendments,

13 Article – Business Regulation

14 Section 4.5–603

15 Annotated Code of Maryland

16 (2024 Replacement Volume)

17 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

18 That the Laws of Maryland read as follows:

19 **Article – Business Regulation**

20 4.5–101.

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

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

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (2) “New home” includes:

2 (i) a custom home as defined in § 10–501(c) of the Real Property
3 Article;

4 (ii) a new home to which § 10–301 of the Real Property Article
5 applies;

6 (iii) an industrialized building intended for residential use; and

7 (iv) a mobile home.

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

9 4.5–603.

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

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

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

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

22 **(I) THE DATE THE REGISTRANT REGISTERED THE WARRANTY;**
23 **AND**

24 **(II) THE TIME REMAINING UNDER THE WARRANTY; AND**

25 **(2)** the information required under § 14–117(a)(3), (i), and (m) of the Real
26 Property Article, if applicable.

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