

Department of Legislative Services
Maryland General Assembly
2025 Session

FISCAL AND POLICY NOTE
First Reader

Senate Bill 522
Finance

(Senator Charles)

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

This bill requires a person registered as a home builder in the State to include in a contract for the initial sale of a new home specified information about the warranties for appliances registered by the home builder. Specifically, for each appliance in the new home (including the heating, ventilation, and air-conditioning system) that was registered by the home builder, a contract for the initial sale of the home must include the warranty information for the appliance, including (1) the date the home builder registered the warranty and (2) the time remaining under the warranty.

Fiscal Summary

State Effect: The bill does not materially affect State finances or operations.

Local Effect: The bill does not materially affect local government finances or operations.

Small Business Effect: Minimal.

Analysis

Current Law: New home builders are required to register with the [Home Builder Registration Unit](#) within the Consumer Protection Division of the Office of the Attorney General.

A “new home” is defined under the Maryland Home Builder Registration Act as a newly constructed residential dwelling and the fixtures that are part of the dwelling. A “new home contract” means an agreement between a home builder and a consumer for the sale or construction of a new home.

A contract for the initial sale of a new home in Baltimore City and all counties except Montgomery County must include, in conspicuous type:

- the builder registration number of the seller of the new home;
- a provision stating that the new home must be constructed in accordance with all applicable building codes;
- a provision referencing specified performance standards or guidelines that the seller must comply with and that must prevail in the performance of the contract and any arbitration or adjudication of a claim arising from the contract; and
- a provision detailing the purchaser's right to receive a consumer information pamphlet as provided under the Home Builder Registration Act.

In Montgomery County, provisions of the county code subject home builders to similar registration and licensing requirements, and home builders are required to provide specified disclosures.

Additional Information

Recent Prior Introductions: Similar legislation has not been introduced within the last three years.

Designated Cross File: None.

Information Source(s): Office of the Attorney General (Consumer Protection Division);
Department of Legislative Services

Fiscal Note History: First Reader - February 11, 2025
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