

SENATE BILL 929

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6lr3541
CF 6lr1622

By: Senator Harris

Introduced and read first time: February 6, 2026

Assigned to: Education, Energy, and the Environment

A BILL ENTITLED

1 AN ACT concerning

2 **Home Improvement Contractors – Disaster Mitigation Services – Regulation**
3 **and Prohibition**

4 FOR the purpose of altering the definition of “home improvement” to include the provision
5 of certain disaster mitigation services for purposes of licensing and regulation of
6 home improvement contractors; authorizing a certain owner to rescind a home
7 improvement contract for disaster mitigation services under certain circumstances;
8 authorizing the governing body of a county to impose certain limitations on
9 in-person solicitation of a victim of a disaster by a contractor offering disaster
10 mitigation services; and generally relating to solicitation following a disaster.

11 BY repealing and reenacting, with amendments,
12 Article – Business Regulation
13 Section 8–101 and 8–501(c)(1)(viii) and (ix)
14 Annotated Code of Maryland
15 (2024 Replacement Volume and 2025 Supplement)

16 BY adding to
17 Article – Business Regulation
18 Section 8–501(c)(1)(x), 8–501.1, and 8–507
19 Annotated Code of Maryland
20 (2024 Replacement Volume and 2025 Supplement)

21 BY repealing and reenacting, without amendments,
22 Article – Business Regulation
23 Section 8–501(c)(2) and (3) and (f)
24 Annotated Code of Maryland
25 (2024 Replacement Volume and 2025 Supplement)

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

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



Article – Business Regulation

2 8–101.

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

4 (b) “Commission” means the Maryland Home Improvement Commission.

5 (c) “Contractor” means a person, other than an employee of an owner, who
6 performs or offers or agrees to perform a home improvement for an owner.

7 (d) “Contractor license” means a license issued by the Commission to act as a
8 contractor.

9 (E) **“DISASTER MITIGATION SERVICES” INCLUDES:**

10 (1) **BOARDING UP WINDOWS OR DOORS TO SECURE A BUILDING;**

11 (2) **DEMOLITION OF A STRUCTURE TO PREVENT FURTHER DAMAGE;**

12 (3) **SETTING WATER MITIGATION EQUIPMENT;**

13 (4) **TARPING OR CAULKING A ROOF OR BUILDING AFTER DAMAGE;**

14 AND

15 (5) **SECURING A WALL OR ROOF TO PREVENT FURTHER DAMAGE.**

16 [(e)] (F) “Fund” means the Home Improvement Guaranty Fund.

17 [(f)] (G) “Hearing board” means a home improvement hearing board appointed
18 by the Commission under § 8–313 of this title.

19 [(g)] (H) (1) “Home improvement” means:

20 (i) 1. the addition to or alteration, conversion, improvement,
21 modernization, remodeling, repair, or replacement of a building or part of a building that
22 is used or designed to be used as a residence or dwelling place or a structure adjacent to
23 that building; or

24 [(ii)] 2. an improvement to land adjacent to the building; OR

25 (II) **THE PROVISION OF DISASTER MITIGATION SERVICES FOR A**
26 **BUILDING OR PART OF A BUILDING THAT IS USED OR DESIGNED TO BE USED AS A**
27 **RESIDENCE OR DWELLING PLACE OR A STRUCTURE ADJACENT TO THAT BUILDING.**

(2) "Home improvement" includes:

(i) construction, improvement, or replacement, on land adjacent to the building, of a driveway, fall-out shelter, fence, garage, landscaping, deck, pier, porch, or swimming pool;

10 (iv) installation, in the building or structure, of an awning, fire
11 alarm, or storm window; and

12 (v) work done on individual condominium units.

13 (3) "Home improvement" does not include:

14 (i) construction of a new home;

15 (ii) work done to comply with a guarantee of completion for a new
16 building project;

(iii) connection, installation, or replacement of an appliance to existing exposed plumbing lines that requires alteration of the plumbing lines;

19 (iv) sale of materials, if the seller does not arrange to perform or does
20 not perform directly or indirectly any work in connection with the installation or application
21 of the materials;

22 (v) work done on apartment buildings that contain four or more
23 single-family units; or

24 (vi) work done on the commonly owned areas of condominiums.

25 [(h)] (I) "Home improvement contract" means an oral or written agreement
26 between a contractor and owner for the contractor to perform a home improvement.

27 [(i)] (J) (1) “License” means, except where it refers to a license other than
28 one issued under this title, a license issued by the Commission.

29 (2) "License" includes:

30 (i) a contractor license; and

(ii) a salesperson license.

2 [j)] (k) "Licensed contractor" means a person who is licensed by the
3 Commission to act as a contractor.

4 [(k)] (L) “Owner” includes a homeowner, tenant, or other person who buys,
5 contracts for, orders, or is entitled to a home improvement.

6 [(l)] (M) "Salesperson" means a person who sells a home improvement.

7 [(m)] (N) “Salesperson license” means a license issued by the Commission to sell
8 a home improvement.

9 [(n)] (o) "Sell a home improvement" means:

10 (1) to negotiate or offer to negotiate a home improvement contract with an
11 owner; or

12 (2) to seek to get a home improvement contract from an owner.

13 **[(o)] (P)** “Subcontractor” means a person, other than a laborer or supplier of
14 materials, who makes an oral or written agreement with:

15 (1) a contractor to perform all or part of a home improvement contract; or

18 8-501.

19 (c) (1) In addition to any other matters on which the parties lawfully agree,
20 each home improvement contract shall contain:

21 (viii) a notice that gives the telephone number and website of the
22 Commission and states that:

23 1. each contractor must be licensed by the Commission; and

2. anyone may ask the Commission about a contractor; [and]

25 (ix) a notice set by the Commission by regulation that:

14 (3) The notice under paragraph (2) of this subsection shall be
15 independently initialed by the homeowner.

16 (f) (1) Except as provided in paragraph (2) of this subsection, a home
17 improvement contract for the installation of a solar energy generating system on the roof
18 of a building shall include the installation of a barrier that meets industry standards to
19 prevent wildlife intrusion and damage to the solar energy generating system or the
20 underlying roof.

26 8-501.1.

27 (A) (1) IF A HOME IMPROVEMENT CONTRACTOR SOLICITS AN OWNER AND
28 THE OWNER SIGNS A CONTRACT FOR DISASTER MITIGATING SERVICES, THE OWNER
29 MAY RESCIND THE CONTRACT WITHIN 5 DAYS AFTER ENTERING INTO THE
30 CONTRACT.

34 **(B) A HOME IMPROVEMENT CONTRACT FOR DISASTER MITIGATION**
35 SERVICES SHALL:

(1) COMPLY WITH THE REQUIREMENTS OF § 14-302 OF THE COMMERCIAL LAW ARTICLE; AND

3 (2) INCLUDE THE FOLLOWING LANGUAGE, WHICH SHALL BE
4 INITIALED BY THE OWNER:

5 **“DURING THE FIRST 5 DAYS AFTER THIS CONTRACT IS SIGNED, THE OWNER**
6 **HAS THE RIGHT TO RESCIND THE CONTRACT AND BE LIABLE ONLY FOR AN AMOUNT**
7 **NOT TO EXCEED \$_____ (FILL IN AMOUNT) AND _____ (OWNER INITIALS).”.**

8 8-507.

9 (A) **IN THIS SECTION, “DISASTER” MEANS A SERIOUS EVENT THAT:**

10 (1) CAUSES HARM TO A HOME, BUILDING, OR OTHER STRUCTURE; AND

11 (2) REQUIRES EMERGENCY RESPONSE SERVICES.

12 (B) THIS SECTION DOES NOT APPLY TO A CONTRACTOR, OR A PERSON
13 ACTING ON BEHALF OF A CONTRACTOR, WHO IS ENGAGED IN AN ONGOING BUSINESS
14 RELATIONSHIP, OTHER THAN MERE SOLICITATION, WITH A VICTIM OF A DISASTER
15 BEFORE THE DISASTER OCCURS.

16 (C) FOR PURPOSES OF THIS SECTION, THE EXISTENCE OF A DISASTER IS
17 NOT CONTINGENT ON THE DECLARATION OF A STATE OF EMERGENCY BY THE
18 FEDERAL GOVERNMENT OR THE GOVERNOR UNDER § 14-107 OF THE PUBLIC
19 SAFETY ARTICLE, OR A LOCAL DISASTER DECLARATION AS DEFINED UNDER §
20 14-110.5 OF THE PUBLIC SAFETY ARTICLE.

21 (D) THE GOVERNING BODY OF A COUNTY MAY IMPOSE LIMITATIONS ON
22 IN-PERSON SOLICITATION OF A VICTIM OF A DISASTER BY A CONTRACTOR
23 OFFERING DISASTER MITIGATION SERVICES, INCLUDING LIMITATIONS ON THE
24 HOURS DURING WHICH AND AREAS WITHIN WHICH IN-PERSON SOLICITATION MAY
25 OCCUR.

26 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
27 October 1, 2026.