

# SENATE BILL 522

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5lr1759

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By: **Senator Charles**

Introduced and read first time: January 23, 2025

Assigned to: Finance

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Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: February 11, 2025

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## CHAPTER \_\_\_\_\_

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~~ provide at the time of closing for the initial sale of a new home certain  
5 information about the warranties for appliances registered by the person; and  
6 generally relating to home builders and 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,~~ BY adding to

13 Article – Business Regulation

14 Section ~~4.5–603~~ 4.5–606

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.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



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

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

5 (2) “New home” includes:

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

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

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

11 (iv) a mobile home.

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

13 ~~4.5-603.~~

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

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

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

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

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

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

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

1 **4.5-606.**

2 **(A) IN THIS SECTION, "APPLIANCE" INCLUDES A HEATING, VENTILATION,**  
3 **AND AIR-CONDITIONING SYSTEM.**

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

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

8 **(2) THE TIME REMAINING UNDER THE WARRANTY.**

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

Approved:

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Governor.

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President of the Senate.

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Speaker of the House of Delegates.