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February 11, 2025

To: The Honorable Pamela Beidle
Chair, Finance Committee

From: Kira Wilpone-Welborn, Assistant Attorney General
Consumer Protection Division

Re: Senate Bill 522 – Home Builders - New Home Sales - Notice of Appliance Warranty
Registration (LETTER OF CONCERN)

The Consumer Protection Division of the Office of the Attorney General (the “Division”) submits this letter of concern regarding Senate Bill 522 sponsored by Senator Nick Charles. The Division appreciates the attempt of Senate Bill 522 to provide consumers with valuable information about the warranties covering the appliances in their new homes. However, as drafted, Senate Bill 522 includes a practical impediment that undermines its goal.

As drafted, the bill requires warranty information to be included in the contract of sale of a new home. However, at the time of entering into the contract, it is likely that the appliances that will eventually be installed in the home are not yet selected and purchased. Even if they were selected, the information on the time remaining on the warranty would be unknown due to uncertainties common in the construction timeline or even changes in the underlying manufacturers’ warranty. It is our understanding that Senator Charles intends to amend the bill to address the timing of when the information is provided to the consumers, such that warranty information will be required to be provided at the time of closing. With the amendment, the Division’s concerns about Senate Bill 522 are alleviated.

cc: The Honorable Nick Charles
Members, Finance Committee