

5923

Sponsor(s): Senators Kohl-Welles and Snyder

Brief Description: Creating home warranties.

**SB 5923 - DIGEST**

(SEE ALSO PROPOSED 1ST SUB)

Requires every contract for the construction or sale of a new home to include, as a matter of law, a warranty that the new home has been constructed in accordance with all applicable codes adopted under RCW 19.27.031, together with local variations, in force at the time the building permit was issued.

Provides that, if the builder does not participate in a new home warranty security plan: (1) The builder must make a disclosure containing an explanation in at least twelve-point type that: "Without a new home warranty or other express warranties, the owner may be afforded only certain limited implied warranties as are provided by law."

(2) the owner shall acknowledge in writing that the owner understands that the builder does not participate in a new home warranty security plan and that the owner has read and understood the disclosure required by this act.

Declares that any purchase or construction contract entered into which does not contain the acknowledgment required by this act is voidable by the owner.