

# HOUSE RESEARCH

## Bill Summary

**FILE NUMBER:** H.F. 239  
**Version:** First committee engrossment

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**Subject:** Homeowner warranties

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### Overview

**This bill involves the statutory implied warranties from building contractors to homeowners for new homes or home improvement under current law. This bill would add reasonable cost of short-term housing, meals, and incidental expenses to the damages that can be received by a homeowner for the contractor's breach of the warranty.**

#### Section

#### **1 Remedies.**

**Subd. 1. New home warranties.** Adds reasonable cost of necessary short-term housing, meals, and incidental expenses to what homeowners of new homes have the right to be compensated for by builders who breach the warranty. Limits these items to the maximum per diem rate set by the federal government for the place where the property is located.

**Subd. 2. Home improvement warranties.** Makes a change consistent with subdivision 1 for breach of home improvement warranties.