

# HOUSE RESEARCH

## Bill Summary

**FILE NUMBER:** H.F. 420  
**Version:** First engrossment

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**Subject:** Homeowner warranties

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### Overview

This bill involves the statutory implied warranties from residential building contractors to homeowners for new homes or home improvements under chapter 327A of Minnesota Statutes. The bill converts the implied statutory warranty to a written warranty, which builders would be required to give in writing.

#### Section

- 1** **Waivers and modifications limited.** Makes technical corrections in a statutory range reference. Strikes the word “statutory” in describing the warranty to reflect it becoming a required written warranty.
- 2** **Other warranties.** Strikes the word “statutory” to reflect its new status as a required written warranty.
- 3** **Variations.** Strikes the word “statutory” for the reason given above.
- 4** **Limitations.** Technical change to correct statutory range references. Requires that the statutory implied warranties described in chapter 327A be provided by the contractor as written warranties in the construction contract. Makes a violation of that requirement a violation of the law under which residential building contractors are licensed. Says that if the contractor does not make the warranties as required under this bill, they are implied statutory warranties that have the same effect as if the contractor had made them in writing. Prohibits agreements to waive or modify the warranties and makes any such purported waiver or modification void, except for waivers or modifications already expressly permitted in statute.