STATE OF NEW YORK

6104

2023-2024 Regular Sessions

IN ASSEMBLY

April 3, 2023

Introduced by M. of A. GALLAGHER -- read once and referred to the Committee on Consumer Affairs and Protection

AN ACT to amend the general business law, in relation to adding a housing merchant implied warranty against mold in new homes

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Paragraphs b and c of subdivision 1 of section 777-a of the general business law, as added by chapter 709 of the laws of 1988, are amended and a new paragraph d is added to read as follows:

b. two years from and after the warranty date the plumbing, electrical, heating, cooling and ventilation systems of the home will be free from defects due to a failure by the builder to have installed such systems in a skillful manner; [~~and~~]

c. six years from and after the warranty date the home will be free from material defects[~~.~~]**; and**

d. ten years from and after the warranty date the home will be free from mold caused by defective workmanship.

§ 2. This act shall take effect immediately.

EXPLANATION--Matter in ***italics*** (underscored) is new; matter in brackets [-] is old law to be omitted.

LBD10413-02-3