

STATE OF NEW YORK

2302

2025-2026 Regular Sessions

IN ASSEMBLY

January 16, 2025

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 hous-
ing merchant implied warranty against mold in new homes

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

- 1 Section 1. Paragraphs b and c of subdivision 1 of section 777-a of the
2 general business law, as added by chapter 709 of the laws of 1988, are
3 amended and a new paragraph d is added to read as follows:
4 b. two years from and after the warranty date the plumbing, elec-
5 trical, heating, cooling and ventilation systems of the home will be
6 free from defects due to a failure by the builder to have installed such
7 systems in a skillful manner; [~~and~~]
8 c. six years from and after the warranty date the home will be free
9 from material defects[~~-~~]; and
10 d. ten years from and after the warranty date the home will be free
11 from mold caused by defective workmanship.
12 § 2. This act shall take effect immediately.

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

LBD00925-01-5