

# House Bill 2489

Ordered printed by the Speaker pursuant to House Rule 12.00A (5). Pre-session filed (at the request of House Interim Committee on Consumer Protection and Government Accountability)

## SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

Requires contractor of new residential structure or zero-lot-line dwelling to offer property owner or original purchaser warranty for building envelope and penetration components.

## A BILL FOR AN ACT

1  
2 Relating to residential construction warranties.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1. Section 2 of this 2011 Act is added to and made a part of ORS chapter 701.**

5 **SECTION 2. A contractor that enters into a contract to construct or sell a new resi-**  
6 **dential structure or zero-lot-line dwelling shall provide the property owner or original pur-**  
7 **chaser of the structure or dwelling with a two-year warranty of the building envelope and**  
8 **penetration components against defects in materials and workmanship. The warranty shall**  
9 **provide for the contractor to annually inspect the building envelope and penetration compo-**  
10 **nents during the warranty period. The warranty need not cover conditions resulting from**  
11 **improper maintenance by the owner. If a warranty that complies with this section is included**  
12 **in a warranty offered under ORS 701.320, rejection of the warranty offered under ORS 701.320**  
13 **does not relieve the contractor of the obligation to provide a warranty that complies with**  
14 **this section.**

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**NOTE:** Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted. New sections are in **boldfaced** type.