

D R A F T

SUMMARY

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

A BILL FOR AN ACT

Relating to residential construction warranties.

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

SECTION 1. Section 2 of this 2013 Act is added to and made a part of ORS chapter 701.

SECTION 2. A contractor that enters into a contract to construct or sell a new residential structure or zero-lot-line dwelling shall provide the property owner or original purchaser of the structure or dwelling with a two-year warranty of the building envelope and penetration components against defects in materials and workmanship. The warranty shall provide for the contractor to annually inspect the building envelope and penetration components during the warranty period. The warranty need not cover conditions resulting from improper maintenance by the owner. If a warranty that complies with this section is included in a warranty offered under ORS 701.320, rejection of the warranty offered under ORS 701.320 does not relieve the contractor of the obligation to provide a warranty that complies with this section.

SECTION 3. Section 2 of this 2013 Act applies to contracts for construction or sale that a contractor enters into on or after the effective

1 **date of this 2013 Act.**

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