

VETOES

(I) THE BUILDER MUST PROVIDE THE OWNER WITH A NEW HOME WARRANTY; OR

(II) THE BUILDER MAY PROVIDE A NEW HOME WARRANTY TO THE OWNER AT THE OWNER'S OPTION; OR

(2) THE BUILDER DOES NOT PARTICIPATE IN A NEW HOME WARRANTY SECURITY PLAN.

(B) THE DISCLOSURE WILL BE MADE ON A FORM APPROVED BY THE SECRETARY.

10-603.

(A) IF THE BUILDER DOES NOT PARTICIPATE IN A NEW HOME WARRANTY SECURITY PLAN:

(1) THE BUILDER MUST MAKE A DISCLOSURE CONTAINING AN EXPLANATION IN 12 POINT TYPE THAT:

(I) THE OWNER SHOULD BE AWARE THAT BUILDERS OF NEW HOMES IN THE STATE OF MARYLAND ARE NOT REQUIRED TO BE LICENSED BY THE STATE AND ARE NOT LICENSED IN MOST LOCAL JURISDICTIONS; AND

(II) WITHOUT A NEW HOME WARRANTY OR OTHER EXPRESS WARRANTIES, THE OWNER MAY BE AFFORDED ONLY CERTAIN LIMITED IMPLIED WARRANTIES AS ARE PROVIDED BY LAW; ;

(2) THE OWNER SHALL ACKNOWLEDGE IN WRITING THAT THE OWNER UNDERSTANDS THAT THE BUILDER DOES NOT PARTICIPATE IN A NEW HOME WARRANTY SECURITY PLAN AND THAT THE OWNER HAS READ AND UNDERSTOOD THE DISCLOSURE PURSUANT TO PARAGRAPH (1) OF THIS SUBSECTION; AND

(3) ANY PURCHASE OR CONSTRUCTION CONTRACT ENTERED INTO WHICH DOES NOT CONTAIN THE ACKNOWLEDGMENT REQUIRED BY SUBSECTION (2) OF THIS SECTION IS ~~VOID AB INITIO~~ VOIDABLE BY THE OWNER.

(B) (1) AN OWNER WHO HAS MADE THE ACKNOWLEDGMENT DESCRIBED IN SUBSECTION (A)(2) OF THIS SECTION MAY RESCIND THE CONTRACT WITHIN 5 WORKING DAYS FROM THE DATE OF THE CONTRACT BY PROVIDING THE BUILDER WITH WRITTEN NOTICE OF THE OWNER'S RESCISSION OF THE CONTRACT; AND

(2) UPON RESCISSION, THE OWNER SHALL BE ENTITLED TO A REFUND OF ANY MONEY PAID TO THE BUILDER FOR THE NEW HOME.

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(A) (1) EXCEPT FOR COVERAGE EXCLUDED UNDER PARAGRAPH