

CONSENT OF THE PURCHASER TO EXCLUSION OR MODIFICATION, AND THE TERMS OF THE NEW AGREEMENT WITH RESPECT TO IT.

REVISOR'S NOTE: This section presently appears as Art. 21, §10-203 of the Code. Present subsection (a) is divided into subsections for organizational purposes. The only other changes are in style.

10-204. BREACH OF WARRANTY; EXPIRATION OF WARRANTY; LIMITATION OF ACTIONS.

(A) BREACH OF WARRANTY.

IF ANY WARRANTY PROVIDED FOR IN THIS SUBTITLE IS BREACHED, THE COURT MAY AWARD LEGAL OR EQUITABLE RELIEF, OR BOTH, AS JUSTICE REQUIRES.

(B) EXPIRATION OF WARRANTY.

UNLESS AN EXPRESS WARRANTY SPECIFIES A LONGER PERIOD OF TIME, THE WARRANTIES PROVIDED FOR IN THIS SUBTITLE EXPIRE:

(1) IN THE CASE OF A DWELLING COMPLETED AT THE TIME OF THE DELIVERY OF THE DEED TO THE PURCHASER, ONE YEAR AFTER THE DELIVERY OR AFTER THE TAKING OF POSSESSION BY THE PURCHASER, WHICHEVER OCCURS FIRST; AND

(2) IN THE CASE OF A DWELLING NOT COMPLETED AT THE TIME OF DELIVERY OF THE DEED TO THE PURCHASER, ONE YEAR AFTER THE DATE OF THE COMPLETION OR TAKING OF POSSESSION BY THE PURCHASER, WHICHEVER OCCURS FIRST.

(C) LIMITATION OF ACTIONS.

ANY ACTION ARISING UNDER THIS SUBTITLE SHALL BE COMMENCED WITHIN TWO YEARS AFTER THE DEFECT WAS DISCOVERED OR SHOULD HAVE BEEN DISCOVERED OR WITHIN TWO YEARS AFTER THE EXPIRATION OF THE WARRANTY, WHICHEVER OCCURS FIRST.

REVISOR'S NOTE: This section presently appears as Art. 21, §10-204 of the Code. Present subsection (b) is divided into subsections for organizational purposes. The only other changes are in style.

10-205. GRANT TO INTERMEDIATE PURCHASER TO EVADE LIABILITY.

IF A VENDOR GRANTS AN IMPROVEMENT TO AN INTERMEDIATE PURCHASER TO EVADE ANY LIABILITY ~~[[OF]]~~ TO A USER AND PURCHASER IMPOSED BY THIS SUBTITLE, THE VENDOR IS LIABLE