

House Bill No. 811

AN ACT concerning

Maryland Home Builders Act Builder Registration Act

FOR the purpose of ~~prohibiting a person from claiming to be or acting as a home builder unless the person has been issued a certain builder registration number by the Chief of the Division of Consumer Protection of the Office of the Attorney General; providing that certain lenders are exempt from registration; providing that certain contracts are not enforceable unless performed by a registered home builder; establishing a certain application and renewal process for home builder registration; establishing a Home Builder's Registration Fund; requiring a home builder to post the builder registration number on certain properties where the home builder is doing certain work; prohibiting a county or municipal corporation from issuing a building permit for the construction of a new home unless the permit includes the builder registration number of a registered home builder, subject to certain exceptions; requiring a person who advertises that the person is a registered home builder include certain information in the advertisement; requiring the Chief, in consultation with the home building industry certain industries, to develop a certain consumer information pamphlet; requiring a home builder to provide a contract purchaser with a consumer information pamphlet prior to entering into a contract for the initial sale of a new home; requiring a home builder to include certain information in a contract for the initial sale of a new home; prohibiting a person from making certain false representations relating to a builder registration number or engaging in business as a home builder without having a current builder registration number; requiring a county or municipal corporation to notify the Chief of the failure of a home builder to correct certain violations after a certain period of time; authorizing the Chief to deny an application or renewal for a builder registration number or revoke or suspend a builder registration number under certain circumstances; requiring a consumer to submit a complaint against a home builder to arbitration and exhaust any remedies available under a new home warranty under certain circumstances subject to certain exceptions; requiring any additional requirements to be placed on home builders to be made in a certain manner; altering the penalty schedule of certain blanket bonds and blanket letters of credit; providing that a violation of certain provisions of this Act is an unfair or deceptive trade practice under the Maryland Consumer Protection Act; limiting the applicable penalties under the Maryland Consumer Protection Act for certain violations to civil penalties; exempting certain counties Montgomery County from the application of this Act; defining certain terms; providing for the application of this Act; providing for the termination of certain provisions of this Act; providing for the delayed effective date of this Act; and generally relating to the registration of home builders. establishing the Home Builder Registration Unit in the Consumer Protection Division of the Office of the Attorney General; providing that certain lenders are exempt from registration provided they hire a registered builder; providing for the powers, rights, and duties of the Director of the Unit; requiring the Division, together~~