

During the 2011 session, the General Assembly enacted the following laws that affect home builders. Copies of the bills may be viewed on the General Assembly's website: <http://mlis.state.md.us>:

Chapter 43 (SB 256)/Chapter 44 (HB 1041) - Definition of New Home Builder: This legislation clarifies that an entity that enters into a contract with a consumer to provide that consumer with a new home is required to register as a home builder with the Home Builder Registration Unit. This bill takes effect October 1, 2011.

Chapter 450 (SB 334)/ Chapter 451 (HB 379) - Deposits on New Homes: This legislation clarifies that a new home builder must maintain consumer payments in an escrow account until construction of the new home has begun. Once construction begins, the builder may withdraw funds from the escrow account to pay actual, documented construction expenses in accordance with a written draw schedule. This bill takes effect July 1, 2011.

Chapter 338 (HB 437) - New Homes - Minimum Visitability Features: This bill requires a new home builder to offer as an option on homes with a garage features that would make the home accessible by a disabled individual. This bill takes effect October 1, 2012.

Chapter 135 (HB 630) - High Performance Homes: This bill requires the Department of Housing and Community Development to encourage the construction of high-performance homes that meet silver rating standards.