

## NEW HOME WARRANTY ACT

- 1) **3141. PURPOSE.** The Legislature finds a need to promote commerce in Louisiana by providing clear,
- 2) concise, and mandatory warranties for the purchasers and occupants of new homes in Louisiana and
- 3) by providing for the use of home owners' insurance as additional protection for the public against
- 4) defects in the construction of new homes. This need can be met by providing a warranty for a new
- 5) home purchaser defining the responsibility of the builder to that purchaser and subsequent purchasers
- 6) during the warranty periods provided herein. The warranty, which is mandatory in most cases, shall
- 7) apply whether or not building code regulations are in effect in the location of the structure, thereby
- 8) promoting uniformity of defined building standards. Additionally, all provisions of this Chapter shall apply
- 9) to any defect although there is no building standard directly regulating the defective workmanship or
- 10) materials.
- 11) **3142. SHORT TITLE.** This Chapter shall be known and may be cited as the "New Home Warranty Act."
- 12) **3143. DEFINITIONS.** For purposes of this Chapter the following words, phrases, and terms shall be
- 13) defined and construed as follows:
- 14) **(1)** "Builder" means any person, corporation, partnership, limited liability company, joint venture, or
- 15) other entity which constructs a home, or any addition thereto, including a home occupied initially by its
- 16) builder as his residence. A person, corporation, partnership, limited liability company, joint venture, or
- 17) other entity which constructs a home, or any addition thereto, is a "builder," whether or not the consumer
- 18) purchased the underlying real estate with the home.
- 19) **(2)** "Building standards" means the standards contained in the building code, mechanical-plumbing
- 20) code, and electrical code in effect in the parish, city, or other local political subdivision where a home is
- 21) to be located, at the time construction of that home is commenced, or, if the parish, city, or other local
- 22) political subdivision has not adopted such codes, the Standard Building Code, together with any
- 23) additional performance standards, if any, which the builder may undertake to be in compliance.
- 24) **(3)** "Home" means any new structure designed and used only for residential use, together with all
- 25) attached and unattached structures, constructed by the builder whether or not the land was purchased
- 26) from the builder. Such term includes structures containing multiple dwellings or residences.
- 27) **(4)** "Initial purchaser" means any person for whom a home is built or the first person to whom a home is
- 28) sold upon completion of construction.
- 29) **(5)** "Major structural defect" means any actual physical damage to the following designated load-bearing
- 30) portions of a home caused by failure of the load-bearing portions which affects their load-bearing
- 31) functions to the extent the home becomes unsafe, unsanitary, or is otherwise unlivable: (a) Foundation
- 32) systems and footings, (b) Beams, (c) Girders, (d) Lintels, (e) Columns, (f) Walls and partitions, (g) Floor
- 33) systems, (h) Roof framing systems.
- 34) **(6)** "Owner" means the initial purchaser of a home and any of his successors in title to a home during
- 35) the time the warranties provided under this Chapter are in effect.
- 36) **(7)** "Warranty" commencement date" means the date that legal title to a home is conveyed to its initial
- 37) purchaser or the date the home is first occupied, whichever occurs first.
- 38) **3144. WARRANTIES/EXCLUSIONS.**
- 39) **A.** Subject to the exclusions provided in R.S. 9:3144(B), every builder warrants the following to the
- 40) owner:
- 41) **1.** One year following the warranty commencement date, the home will be free from any defect due to
- 42) noncompliance with the building standards or due to other defects in materials or workmanship not
- 43) regulated by building standards.
- 44) **2.** Two years following the warranty commencement date, the plumbing, electrical, heating, cooling,
- 45) and ventilating systems exclusive of any appliance, fixture, and equipment will be free from any defect
- 46) due to noncompliance with the building standards or due to other defects in materials or workmanship
- 47) not regulated by building standards.
- 48) **3.** Five years following the warranty commencement date, the home will be free from major structural
- 49) defects due to noncompliance with the building standards or due to other defects in materials or
- 50) workmanship not regulated by building standards.
- 51) **B.** Unless the parties otherwise agree in writing, the builder's warranty shall exclude the following
- 52) items:
- 53) **1.** Fences, landscaping, including, but not limited to, sodding, seeding, shrubs, existing and new trees,
- 54) and plantings, as well as off-site improvements, all driveways and walkways, or any other improvement
- 55) not a part of the home itself.
- 56) **2.** After the first year, the concrete floor of a basement and the concrete floor of an attached or
- 57) unattached garage that is built separate from a foundation wall or other structural element of the home.
- 58) **3.** Damage to real property which is not part of the home covered by the warranty and which is not
- 59) included in the purchase price of the home.
- 60) **4.** Any damage to the extent it is caused or made worse by any of the following:
- 61) **(a)** Negligence, improper maintenance, neglect or improper operation by anyone other than the builder
- 62) or any employee, agent, or subcontractor of the builder.
- 63) **(b)** Failure by anyone other than the builder or any employee, agent, or subcontractor of the builder to
- 64) comply with the warranty requirements of manufacturers of appliances, equipment, or fixtures.
- 65) **(c)** Failure by the owner to give written notice by registered or certified mail to the builder of any defect
- 66) within the time set forth in R.S. 9:3145. However, the provisions of this Subparagraph shall not be
- 67) construed to change either the warranty periods enumerated in Subsection A of this Section or the
- 68) notice requirements provided by R.S. 9:3145.
- 69) **(d)** Any change of the grading of the ground by anyone other than the builder, or any employee, agent,
- 70) or subcontractor of the builder.

Initials \_\_\_\_\_

71) (e) Any change, alteration, or addition made to the home by anyone after the initial occupancy by the  
72) owner, except any change, alteration, or addition performed by the builder, or any employee, agent, or  
73) subcontractor of the builder.  
74) (f) Dampness, condensation or other damage due to failure of the owner to maintain adequate  
75) ventilation or drainage.  
76) 5. Any loss or damage which the owner has not taken timely action to minimize.  
77) 6. Any defect in, or any defect caused by, materials or work supplied by anyone other than the builder,  
78) or any employee, agent, or subcontractor of the builder.  
79) 7. Normal wear and tear or normal deterioration.  
80) 8. Loss or damage which does not constitute a defect in the construction of the home by the builder, or  
81) any employee, agent or subcontractor of the builder.  
82) 9. Loss or damage resulting from war, accident, riot and civil commotion, water escape, falling objects,  
83) aircraft vehicles, acts of God, lightning, windstorm, hail, flood, mudslide, earthquake, volcanic eruption,  
84) wind driven water, and changes in the level of the underground water table which are not reasonably  
85) foreseeable.  
86) 10. Any damages caused by soil movement which is covered by other insurance.  
87) 11. Insect damage.  
88) 12. Any loss or damage which arises while the home is being used primarily for a nonresidential  
89) purpose.  
90) 13. Any condition which does not result in actual physical damage to the home.  
91) 14. Bodily injury or damage to personal property.  
92) 15. Any cost of shelter, transportation, food, moving, storage or other incidental expense related to  
93) relocation during repair.  
94) 16. Any defect not reported in writing by registered or certified mail to the builder or insurance company,  
95) as appropriate, prior to the period specified in Subsection A of this Section for such defect plus thirty  
96) days.  
97) 17. Consequential damages.  
98) 18. Any loss or damage to a home caused by soil conditions or soil movement if the home is  
99) constructed on land owned by the initial purchaser and the builder obtains a written waiver from the  
100) initial purchaser for any loss or damage caused by soil conditions or soil movement.  
101) 19. Mold or mold damage.  
102) C. The provisions of Subsection A of this section establish minimum required warranties and shall not  
103) be waived by the owner or reduced by the builder provided the home is a single or multiple family  
104) dwelling to be occupied by an owner as his home.  
105) **3145. REQUIRED NOTICE.** Before undertaking any repair himself or instituting any action for breach  
106) of warranty, the owner shall give the builder written notice, by registered or certified mail, within one  
107) year after knowledge of the defect, advising him of all defects and giving the builder a reasonable  
108) opportunity to comply with the provisions of this Chapter. The builder shall give the owner written  
109) notice of the requirements of this Chapter at the time of the closing.  
110) **3146. PEREMPTION.** Any action to enforce any warranty provided in this Chapter shall be subject to a  
111) preemptive period thirty days after the expiration of the appropriate time period provided in R.S.  
112) 9:3144.  
113) **3147. INSURANCE.** All or part of the builder's obligation under any warranty required in this Chapter  
114) may be insured by the builder for the benefit of the purchaser through an insurance company  
115) authorized to transact business in this state.  
116) **3148. TRANSFER OF WARRANTY AND INSURANCE.** Any warranty imposed under the provisions of  
117) this Chapter and any insurance benefit shall automatically transfer without charge, to a subsequent  
118) owner who acquires title to the home. Any transfer of the home shall not extend the duration of any  
119) warranty or insurance coverage.  
120) **3149. VIOLATIONS/LIMITATIONS.**  
121) A. If a builder violates this Chapter by failing to perform as required by the warranties provided in this  
122) Chapter, any affected owner shall have a cause of action against the builder for actual damages,  
123) including attorney fees and court costs, arising out of the violation. The damages with respect to a  
124) single defect shall not exceed the reasonable cost of repair or replacement necessary to cure the  
125) defect, and damages with respect to all defects in the home shall not exceed the original purchase  
126) price of the home.  
127) B. The parties may provide for the arbitration of any claim in dispute. Any arbitration shall comply with,  
128) and may be binding only to the extent provided in R.S. 9:4201 et seq.  
129) **3150. EXCLUSIVENESS.** This Chapter provides the exclusive remedies, warranties, and preemptive  
130) periods as between builder and owner relative to home construction and no other provisions of law  
131) relative to warranties and redhibitory vices and defects shall apply. Nothing herein shall be construed  
132) as affecting or limiting any warranty of title to land or improvements.

**ACKNOWLEDGEMENT OF RECEIPT:**

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Name

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Date

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Name

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Date