

WHEREAS, By Chapter 151 of the Acts of 1970, the General Assembly added new Sections 95, 95A, 95B, 95C and 95D to Article 21 of the Annotated Code of Maryland; and

WHEREAS, These new sections provided for express and implied warranties as to improvements on realty and matters generally relating thereto; and

WHEREAS, This law was intended to cover newly constructed homes only; and

WHEREAS, There is some confusion as to whether or not this law applied to or applies to already existing homes or would cover improvements made by individual homeowners; now, therefore,

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That Section 95 of Article 21 of the Annotated Code of Maryland (1970 Supplement), title "Conveyancing," subtitle "Express and Implied Warranties," be and it is hereby repealed and re-enacted, with amendments, to read as follows:

95.

As used in this subtitle, unless the context otherwise requires:

1. "Improvements" includes all *newly constructed private dwelling units and all fixtures and structures [attached to realty in the nature of private dwellings units] which are made a part of the newly constructed private dwelling units at the time of their construction by BUILDING contractors and subcontractors.*

2. "Realty" includes both freehold and redeemable leasehold estates.

3. "Seller" means any person or corporation whose business it is to erect or otherwise create an improvement upon realty, or to whom a completed improvement has been conveyed for resale in the course of his (its) business.

4. "Buyer" means the original purchaser of improved realty, and the heirs and personal representatives of the original purchaser.

5. "User" means ~~any person lawfully in or upon the improvement.~~

SEC. 2. *And be it further enacted,* That this Act shall take effect July 1, 1971.

Approved May 24, 1971.

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CHAPTER 695  
(House Bill 433)

AN ACT to add new Section ~~103~~ 64A to Article 101 of the Annotated Code of Maryland (1970 Supplement), title "Workmen's Compen-