

SECTION 3. AND BE IT FURTHER ENACTED, That [[Sections 11-116(d) and 11-126]] Section 11-116(d) of Article - Real Property, of the Annotated Code of Maryland (1974 Volume and 1974 Supplement) be and [[they are]] it is hereby repealed.

[[SECTION 4. AND BE IT FURTHER ENACTED, That new Section 11-126 be and it is hereby added to Article - Real Property, of the Annotated Code of Maryland (1974 Volume and 1974 Supplement) to read as follows:

Article - Real Property

11-126.

(A) IN THE INITIAL SALE OF A UNIT OF A CONDOMINIUM THAT HAS BEEN CONVERTED FROM A RESIDENTIAL RENTAL BUILDING OR BUILDINGS, WARRANTIES ARE IMPLIED THAT THE UNIT AND ITS STRUCTURE AND ITS FIXTURES WHICH ARE PART OF THE UNIT, EXCEPTING APPLIANCES SUCH AS REFRIGERATORS, STOVES, DISHWASHERS, AND CLOTHES WASHERS AND DRYERS, ARE:

(1) FREE FROM FAULTY MATERIALS;

(2) CONSTRUCTED ACCORDING TO SOUND ENGINEERING STANDARDS;

(3) CONSTRUCTED IN A WORKMANLIKE MANNER; AND

(4) FIT FOR HABITATION.

UNLESS AN EXPRESS WARRANTY SPECIFIES A LONGER PERIOD OF TIME, THE WARRANTIES PROVIDED FOR IN THIS SUBSECTION EXPIRE ONE YEAR AFTER THE TAKING OF POSSESSION BY A UNIT OWNER.

(B) IF A CONDOMINIUM HAS BEEN CONVERTED FROM A RESIDENTIAL RENTAL BUILDING OR BUILDINGS, THE VENDOR IMPLIEDLY WARRANTS TO EACH PURCHASER, JOINTLY THROUGH THE COUNCIL OF UNIT OWNERS, THAT THE COMMON ELEMENTS, INCLUDING BOILERS, HEATING PLANT, PLUMBING AND WATER PLANT, VENTILATION SYSTEM, AND AIR CONDITIONING SYSTEM, ARE:

(1) FREE FROM FAULTY MATERIALS;

(2) CONSTRUCTED OR INSTALLED ACCORDING TO SOUND ENGINEERING STANDARDS;

(3) CONSTRUCTED OR INSTALLED IN A WORKMANLIKE MANNER; AND

(4) FIT FOR INTENDED PURPOSES AND FOR NORMAL