

HB 1166 -- Residential Construction

Sponsor: Pratt

This bill creates a procedural prerequisite for filing a lawsuit for defective residential construction. In its main provisions, the bill:

- (1) Requires homeowners to provide written notice to contractors detailing the alleged defective construction prior to filing a lawsuit;
- (2) Requires contractors to respond timely in writing, offering an inspection followed by repair, monetary compensation, or disputation of the claim; offering monetary compensation; or disputing the claim;
- (3) Delineates the circumstances which homeowners must first attempt mediation of claims or may proceed directly to filing a lawsuit; and
- (4) Requires contractors to provide homeowners with notice of the procedural prerequisite for filing a lawsuit at or prior to entering into construction contracts.