

## HB95 ENROLLED



1 HB95  
2 SLLEX87-3  
3 By Representative Sells  
4 RFD: Commerce and Small Business  
5 First Read: 04-Feb-25  
6 PFD: 24-Jan-25



## HB95 Enrolled

1 Enrolled, An Act,

2 Relating to consumer protection; to regulate the  
3 transfer of unexpired manufacturer's warranties on heating,  
4 ventilation, and air-conditioning systems with the associated  
5 real property.

6 BE IT ENACTED BY THE LEGISLATURE OF ALABAMA:

7 Section 1. (a) As used in this section, the following  
8 terms have the following meanings:

9 (1) HVAC SYSTEM. A heating, ventilation, and air  
10 conditioning system.

11 (2) MANUFACTURER'S WARRANTY. The original equipment  
12 manufacturer's unregistered, initial, or base term warranty to  
13 repair, service, or replace a component or a part of the HVAC  
14 system that automatically accompanies the HVAC system at the  
15 time of purchase, through no further action of the owner. The  
16 term does not include any coverage extended beyond the  
17 unregistered, initial term or base warranty.

18 (3) RESIDENTIAL REAL PROPERTY. Any of the following:

19 a. A single-family house.

20 b. A duplex, triplex, or quadraplex.

21 c. A unit in a multi-unit residential structure in  
22 which title to an individual unit is transferred to the owner  
23 of the unit under a condominium or cooperative system.

24 (b) If a residential real property that includes an  
25 HVAC system as a fixture to the property is conveyed to a new  
26 owner on or after October 1, 2025, a manufacturer's warranty  
27 in effect on that system or a component of that system:

28 (1) Is automatically transferred to the new owner; and



## HB95 Enrolled

29 (2) Continues in effect as if the new owner was the  
30 original purchaser of such system or component, as applicable.

31 (c) A warrantor continues to be obligated under the  
32 terms of a manufacturer's warranty agreement for a warranty  
33 transferred under this section and may not charge a fee for  
34 the transfer of the warranty.

35 (d) The transfer of a manufacturer's warranty under  
36 this section does not extend the remaining term of the  
37 warranty.

38 (e) This section applies if:

39 (1) A sale of a residential property that includes an  
40 HVAC system as a fixture to the property occurs on or after  
41 October 1, 2025;

42 (2) A manufacturer's warranty is still in effect on the  
43 HVAC system or a component of the system; and

44 (3) A warranty agreement was entered into or renewed on  
45 or after October 1, 2025. A warranty agreement entered into or  
46 renewed before October 1, 2025, is governed by the law in  
47 effect on the date the agreement was entered into or renewed,  
48 and the former law is continued in effect for that purpose.

49 Section 2. This act shall become effective on October  
50 1, 2025.

# HB95 Enrolled



51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83

---

Speaker of the House of Representatives

---

President and Presiding Officer of the Senate

House of Representatives

I hereby certify that the within Act originated in and  
was passed by the House 20-Mar-25.

John Treadwell  
Clerk

Senate

---

**06-May-25**

---

Passed