



SYNOPSIS:

This bill would require an unexpired manufacturer's warranty on a heating, ventilation, and air-conditioning system to be transferred to any new owner upon the conveyance of the associated real property.

A BILL
TO BE ENTITLED
AN ACT

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

BE IT ENACTED BY THE LEGISLATURE OF ALABAMA:

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

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

(2) MANUFACTURER'S WARRANTY. The original equipment manufacturer's unregistered, initial, or base term warranty to repair, service, or replace a component or a part of the HVAC system that automatically accompanies the HVAC system at the



time of purchase, through no further action of the owner. The term does not include any coverage extended beyond the unregistered, initial term or base warranty.

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

a. A single-family house.

b. A duplex, triplex, or quadraplex.

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

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

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

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

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

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

(e) This section applies if:

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

(2) A manufacturer's warranty is still in effect on the



57 HVAC system or a component of the system; and

58 (3) A warranty agreement was entered into or renewed on
59 or after October 1, 2025. A warranty agreement entered into or
60 renewed before October 1, 2025, is governed by the law in
61 effect on the date the agreement was entered into or renewed,
62 and the former law is continued in effect for that purpose.

63 Section 2. This act shall become effective on October
64 1, 2025.