

An Act relating to contracts; creating the Homeowner Construction Defect Protection Act; providing short title; defining terms; providing notice procedure for certain construction defects and establishing time frame for notice; providing for abatement of certain action; requiring certain information be included in counterclaim or cross-claim; requiring contractor to make certain response within specified time period; providing for certain action against the contractor under certain circumstances; requiring purchaser to make certain response within specified time period; authorizing contractor to make final offer; providing for certain notice of acceptance by purchaser within a certain time period; prohibiting any action until certain response is provided; providing procedures for rejection of certain settlement offer; prohibiting the purchaser from raising certain reasons under certain circumstances; requiring purchaser to make residence available for inspection; authorizing contractor to inspect or test property and document repairs; providing for certain written responses by the contractor within specified time period; stating what is inadmissible and admissible as evidence in certain actions; limiting liability of contractor; providing for damages; awarding fees and costs to prevailing party; providing for extension of time periods; providing exclusive remedy; specifying that the act creates no cause of action nor does it extend certain limitations period; providing for contractor to seek certain remedies; providing for construction defects discovered after certain initial claim; providing for codification; and providing an effective date.