

THE FLORIDA SENATE
2023 SUMMARY OF LEGISLATION PASSED
Committee on Commerce and Tourism

CS/HB 1203 — Registrations and Transfers of Heating, Ventilation, and Air-Conditioning System Manufacturer Warranties

by Regulatory Reform and Economic Development Subcommittee and Rep. Maggard and others
(CS/SB 1242 by Commerce and Tourism Committee and Senator Boyd)

The bill provides that if a residential real property that includes a heating, ventilation, and air-conditioning (HVAC) system as a fixture to the property is conveyed to a new owner, a manufacturer's warranty on that system is automatically transferred to the new owner and continues in effect as if the new owner was the original purchaser of the system.

The bill also provides for the following:

- The warrantor continues to be obligated under the terms of a manufacturer's warranty and cannot charge the new owner a transfer fee.
- The transfer of the warranty to the new owner does not extend the existing warranty term.
- Warranties are deemed registered with the manufacturer if the contractor is licensed under ch. 489, part I, F.S., installs the new HVAC system, and provides the manufacturer with the certificate of occupancy or serial number of the HVAC system.
- A contractor who installs a new HVAC system must document the installation through an invoice or receipt to the customer.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect July 1, 2023.

Vote: Senate 39-0; House 116-0