

ENROLLED

CS/HB 1203

2023 Legislature

1  
 2 An act relating to registrations and transfers of  
 3 heating, ventilation, and air-conditioning system  
 4 manufacturer warranties; creating s. 559.956, F.S.;  
 5 requiring a manufacturer's warranty for a heating,  
 6 ventilation, and air conditioning (HVAC) system to run  
 7 with the property; providing that a warrantor  
 8 continues to be obligated under the terms of a  
 9 manufacturer's warranty agreement regardless of the  
 10 property owner and may not charge a transfer fee;  
 11 providing that the transfer of a warranty does not  
 12 extend the warranty; providing that a warranty is  
 13 deemed registered if a contractor licensed under part  
 14 I of chapter 489, F.S., meets certain requirements;  
 15 requiring certain documentation; providing an  
 16 effective date.

17  
 18 Be It Enacted by the Legislature of the State of Florida:

19  
 20 Section 1. Section 559.956, Florida Statutes, is created  
 21 to read:

22 559.956 Registrations and transfers of heating,  
 23 ventilation, and air-conditioning system manufacturer  
 24 warranties; required contractor documentation.-

25 (1) If a residential real property that includes a

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26 | heating, ventilation, and air-conditioning (HVAC) system as a  
 27 | fixture to the property is conveyed to a new owner, a  
 28 | manufacturer's warranty in effect on that system or a component  
 29 | of that system:

30 |       (a) Is automatically transferred to the new owner; and

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

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

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

39 |       (4) A manufacturer's warranty for an HVAC system is deemed  
 40 | registered with the manufacturer if a contractor licensed under  
 41 | part I of chapter 489:

42 |       (a) Installs the new HVAC system; and

43 |       (b) Provides the manufacturer of the HVAC system with the  
 44 | date of the issuance of the certificate of occupancy for  
 45 | installations relating to new construction, or the serial number  
 46 | of the HVAC system for installations relating to existing  
 47 | construction, as applicable.

48 |       (5) A contractor licensed under part I of chapter 489 who  
 49 | installs a new HVAC system must document the installation  
 50 | through an invoice or a receipt and provide the invoice or

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51 | receipt to the customer.

52 |       Section 2. This act shall take effect July 1, 2023.