

Amend CSHB 2295 as follows:

(1) On page 52, line 22, strike "four" and substitute "two".

(2) Insert a new SECTION 63 to read as follows and renumber the subsequent sections accordingly:

SECTION 63. Section 430.001, Property Code, is amended by adding Subsection (b-1) to read as follows:

(b-1) A builder shall assign to the homeowner, without recourse, the manufacturer's warranty for all manufactured products that are covered by a manufacturer's warranty. Any rights that inure to the homeowner provided under a manufacturer's warranty are the obligation of the manufacturer. The builder does not assume any of the obligations of the manufacturer resulting from a manufacturer's warranty, but shall coordinate with the manufacturer, suppliers or agents to achieve compliance with the performance standard. If the manufacturer does not comply with the manufacturer's warranty within a reasonable period of time, the builder shall make the affected condition comply with the performance standard and shall be subrogated to the homeowner's claims against the manufacturer.