

Amend CSHB 2295 by adding the following appropriately numbered SECTIONS to the bill and renumbering subsequent SECTIONS of the bill accordingly:

SECTION _____. Chapter 420, Property Code, is amended by adding Section 420.005 to read as follows:

Sec. 420.005. FULL DISCLOSURE OF RESALE BY BUILDER. (a) Before a contract may be executed or money exchanged between a builder and a buyer for purchase of a home that, because of one or more construction defects, the builder repurchased from a previous buyer from the builder, the builder must provide to the buyer a document that fully discloses the nature of and the builder's remediation of each of those construction defects.

(b) In addition to a disclosure of the nature of each construction defect and the remediation work performed, the disclosure under Subsection (a) must include information relating to:

(1) any products installed in the home relating to the remediation;

(2) care and component warranties of those products;

(3) building standards used in performing the remediation; and

(4) any risks and hazards of the home.

SECTION _____. Section 420.005, Property Code, as added by this Act, applies only to a contract executed by a builder and a buyer as described by Section 420.005, Property Code, as added by this Act, on or after the effective date of this Act. A contract executed before the effective date of this Act is covered by the law in effect when the contract was executed, and the former law is continued in effect for that purpose.