

SENATE BILL NO. 423—SENATOR SCHNEIDER

MARCH 15, 1999

Referred to Committee on Commerce and Labor

SUMMARY—Requires contractors to give notice to owner of availability of warranty for roof.  
(BDR 54-1479)

FISCAL NOTE: Effect on Local Government: No.  
Effect on the State or on Industrial Insurance: No.

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EXPLANATION – Matter in ***bolded italics*** is new; matter between brackets ~~[omitted material]~~ is material to be omitted.

AN ACT relating to contractors; requiring contractors to give notice to an owner of the availability of a warranty for a roof he constructs, installs, improves, alters or repairs; and providing other matters properly relating thereto.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN SENATE  
AND ASSEMBLY, DO ENACT AS FOLLOWS:

- 1     **Section 1.** Chapter 624 of NRS is hereby amended by adding thereto a  
2 new section to read as follows:  
3     ***1. A contractor who constructs, installs, improves, alters or repairs a***  
4 ***roof shall provide a dated written statement on which the contractor and***  
5 ***owner are identified and which indicates in a clear and conspicuous***  
6 ***manner, without limitation:***  
7       ***(a) Whether a warranty on the roof exists; and***  
8       ***(b) The number of years the warranty remains in effect, if a warranty***  
9 ***exists.***  
10    ***2. The statement must have a space for the owner to indicate the***  
11 ***reason that:***  
12       ***(a) A new roof was installed; or***  
13       ***(b) The roof was repaired.***  
14    ***3. The contractor shall provide the statement or a copy of the***  
15 ***statement to the owner upon completion of the work performed on the***  
16 ***roof.***  
17    ***4. Except as otherwise provided in subsection 5, the contractor shall***  
18 ***give the owner of the roof a warranty on the roof for the number of years***  
19 ***indicated in the statement, if any are so indicated, regardless of whether***

1 *the terms of a construction contract or a separate written warranty*  
2 *conflict.*

3 *5. If the statement fails to indicate whether a warranty exists or the*  
4 *number of years the warranty remains in effect, or if the owner fails to*  
5 *indicate on the statement the reason the contractor performed work on*  
6 *the roof, including, without limitation, the location of any leaks in the*  
7 *roof, the contractor shall be deemed to have given the owner a warranty*  
8 *for:*

9 *(a) The length of time that the material used to construct, install,*  
10 *improve, alter or repair the roof is warranted by the manufacturer; or*

11 *(b) If the contractor, through no fault of his own, cannot determine*  
12 *the length of time that the material used to construct, install, improve,*  
13 *alter or repair the roof is warranted by the manufacturer, 10 years.*

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