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AB373-Unreasonable Time Limits on Homeowner Rights

Presented by
Nevada Trial Lawyers Association

April 8, 2003

1 of 26

ASSEMBLY JUDICIARY

DATE: 4/8/03 ROOM: 3138 EXHIBIT

SUBMITTED BY: Bob Maday

K

Statutes of Repose

- NRS 11.202 – Fraud – No time limit
- NRS 11.203 – Known defects – 10 years
- NRS 11.204 – Latent defects – 8 years
- NRS 11.205 – Patent defects – 6 years

K 2026

AB373

Current Law

From Knowledge of Defect 4 years NRS

11.220

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AB373

Current Law

Time Limit for Chapter 116

Statutory warranty claims 6 years
from completion (NRS 116.4116)

- By special agreement separately
signed by buyer can be reduced to
2 years

AB373

A mere one year from completion
for defects

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AB373

Unreasonable Time Limits

5 Years

Painting, Staining

K 60f26

AB373

Unreasonable Time Limits

4 Years

- Plumbing, electrical or sewer system
- Pathways, driveway, patio, sidewalk
- Untreated steel fence

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AB373

Unreasonable Time Limits

2 Years

- Landscaping
- Dryer duct

K 80526

AB373

Unreasonable Time Limits

1 Year

Manufactured product installed in a residence

- Appliance - Cabinet
- Countertop - Door
- Electrical Fixture - Fireplace
- Window - Roof
- Plumbing products or fixture
- Unit for Heating/Air Conditioning

K 90526

Windows 1 Year

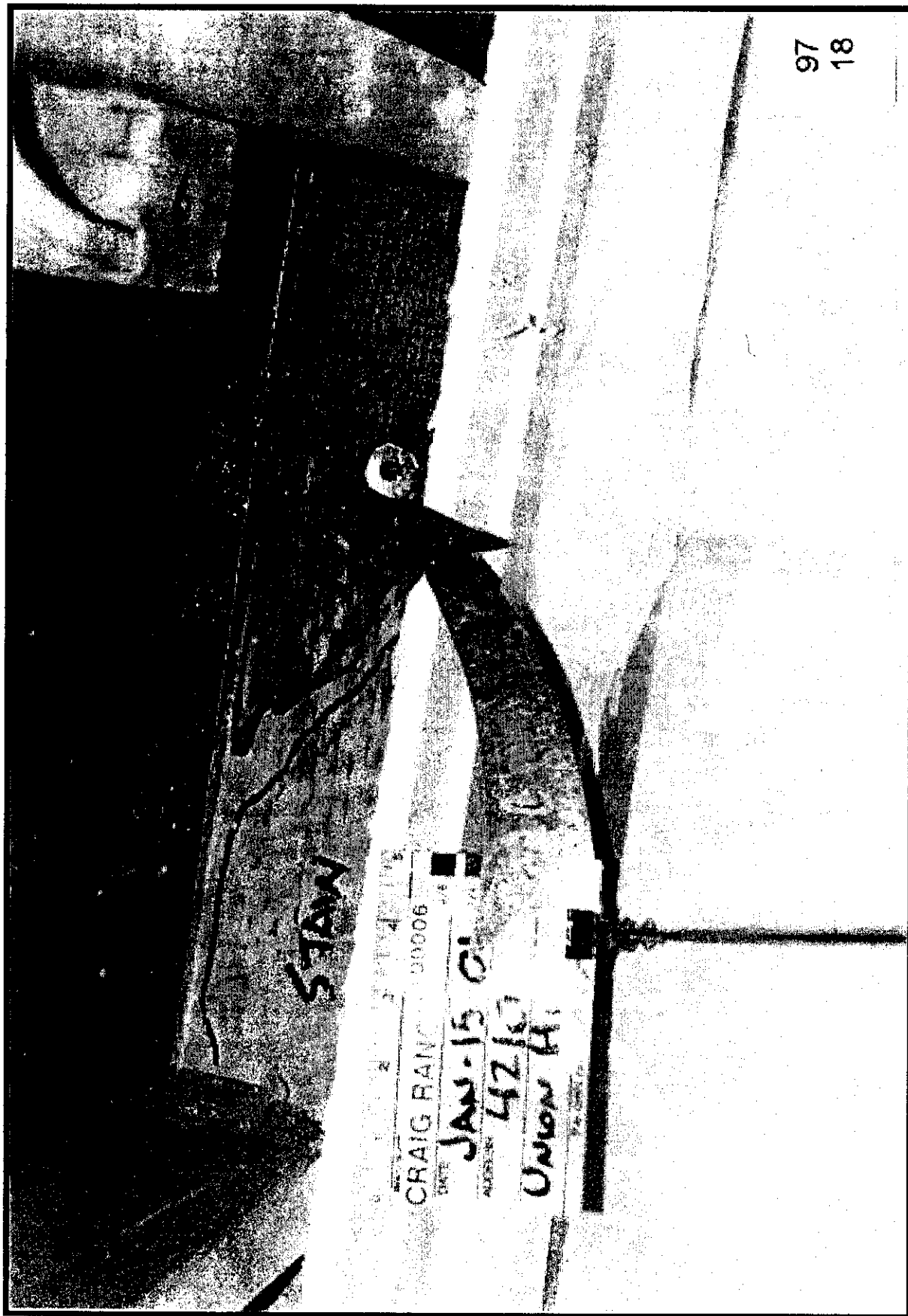
K 10 of 26



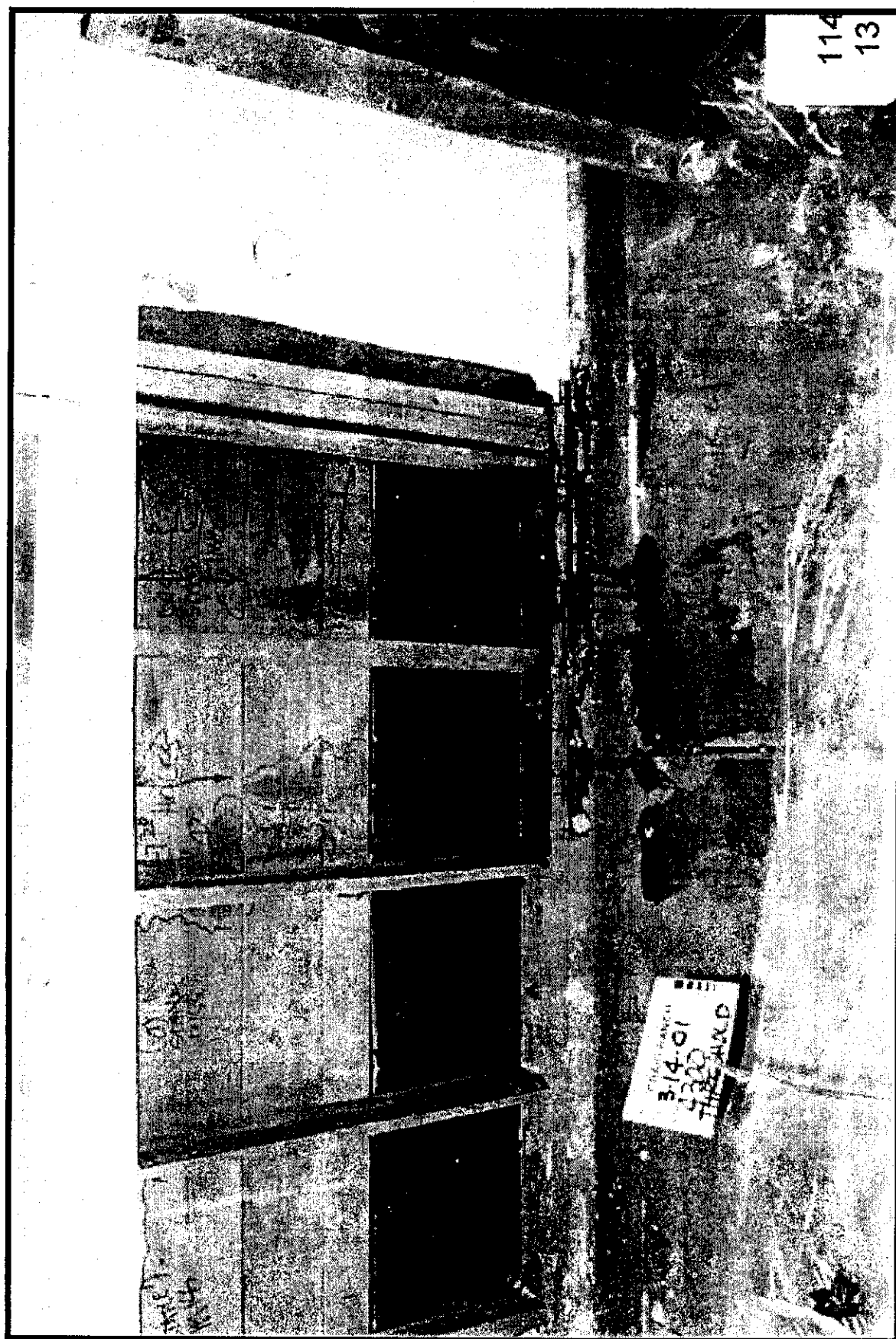
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K 13 0826



K 14 x 26

AB373
Plumbing System
4 Years
or
Plumbing Product or Fixture
1 Year

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AB373

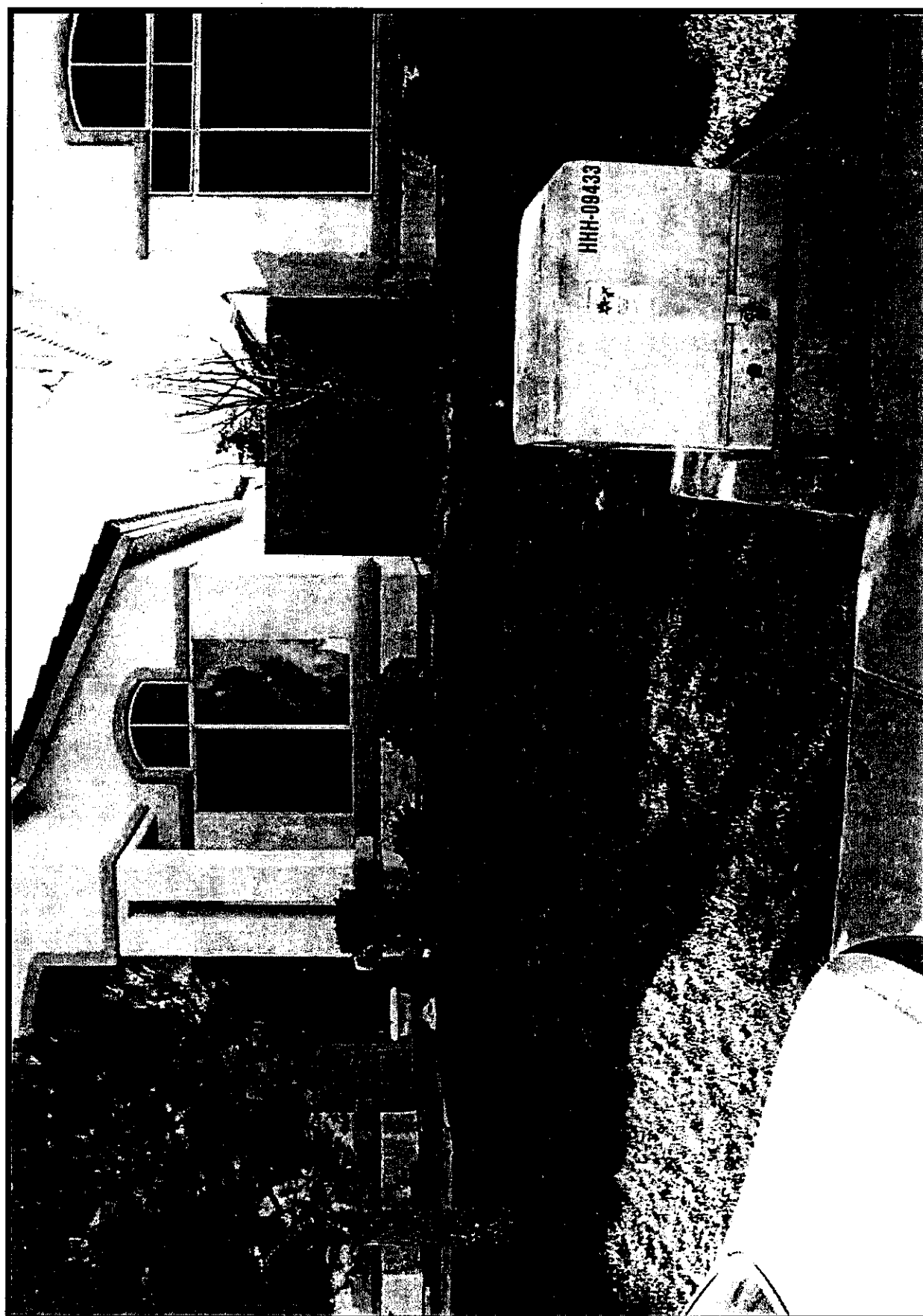
Landscaping

2 Years

Irrigation or Drainage System

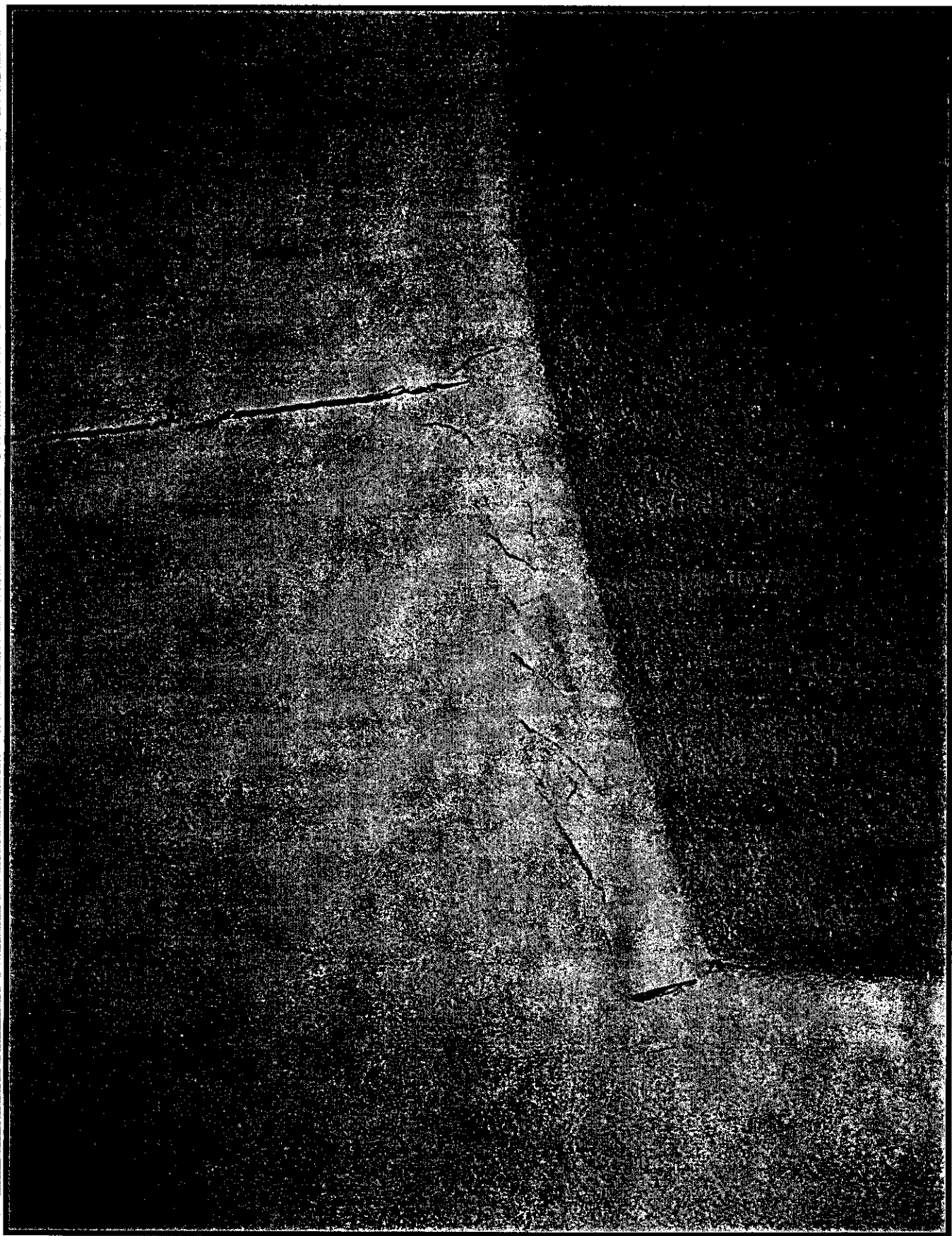
1 Year

K 18 05 26



Ken Barsy

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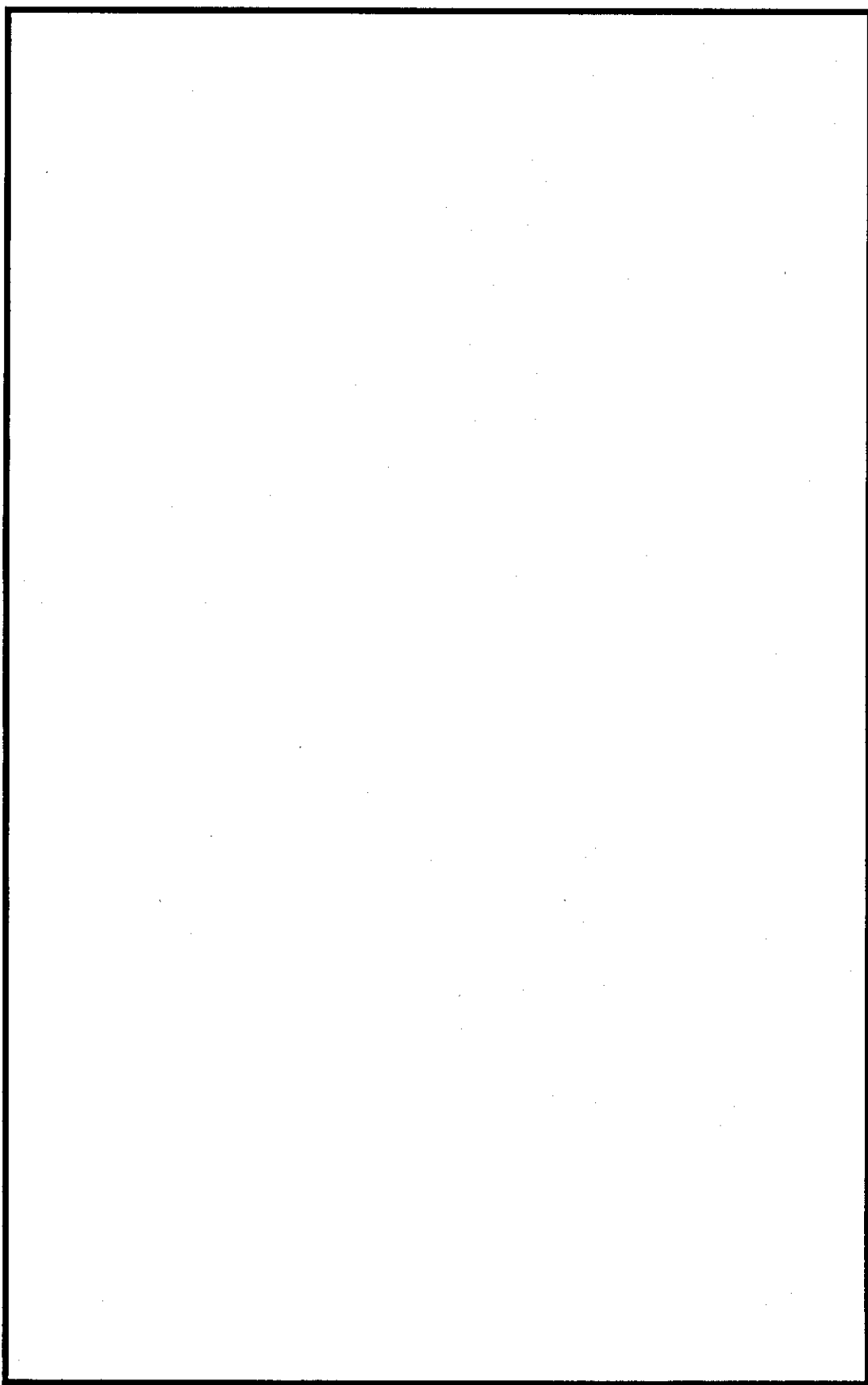
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Jill Hollinger

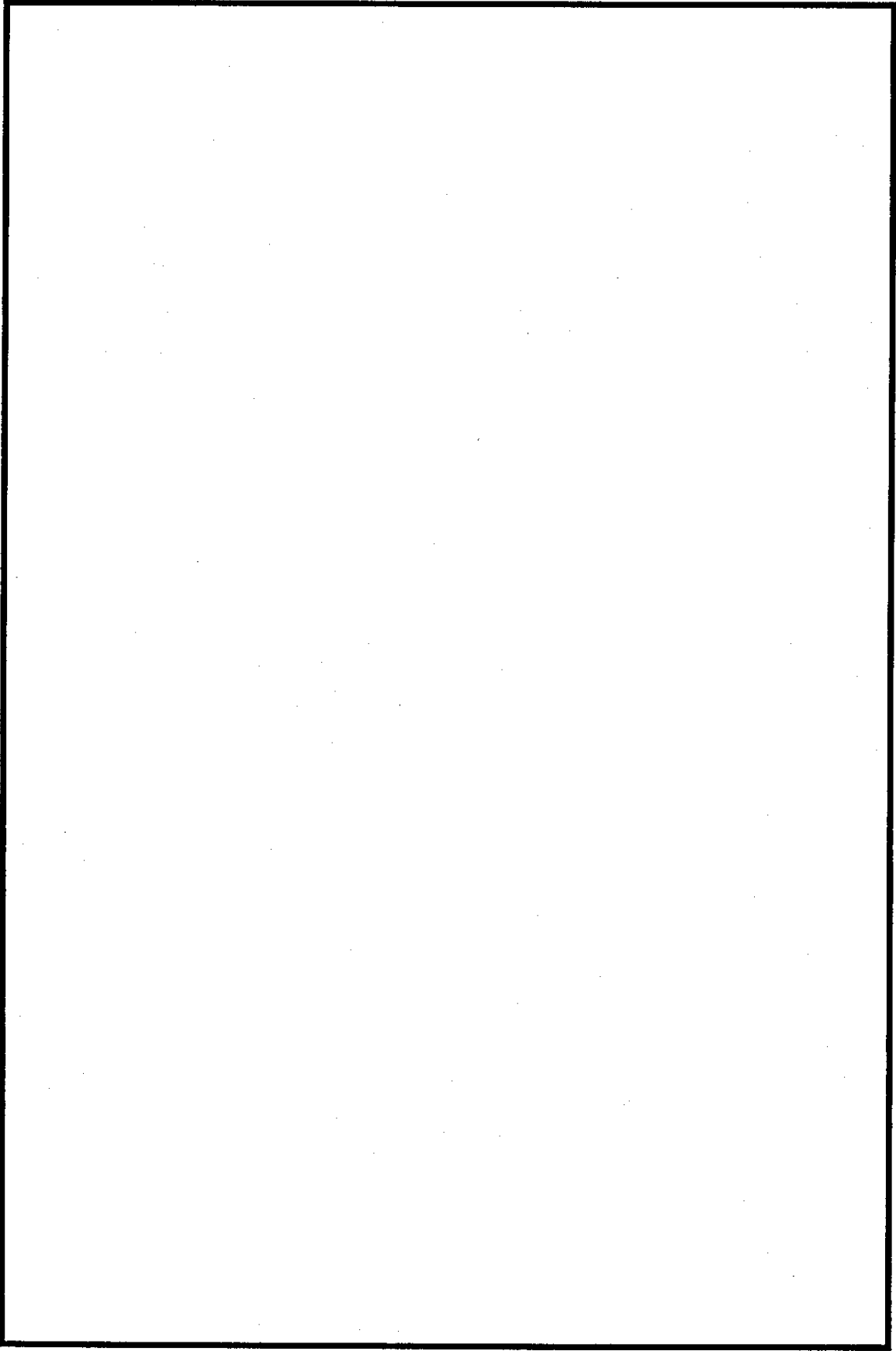
K 22 of 24



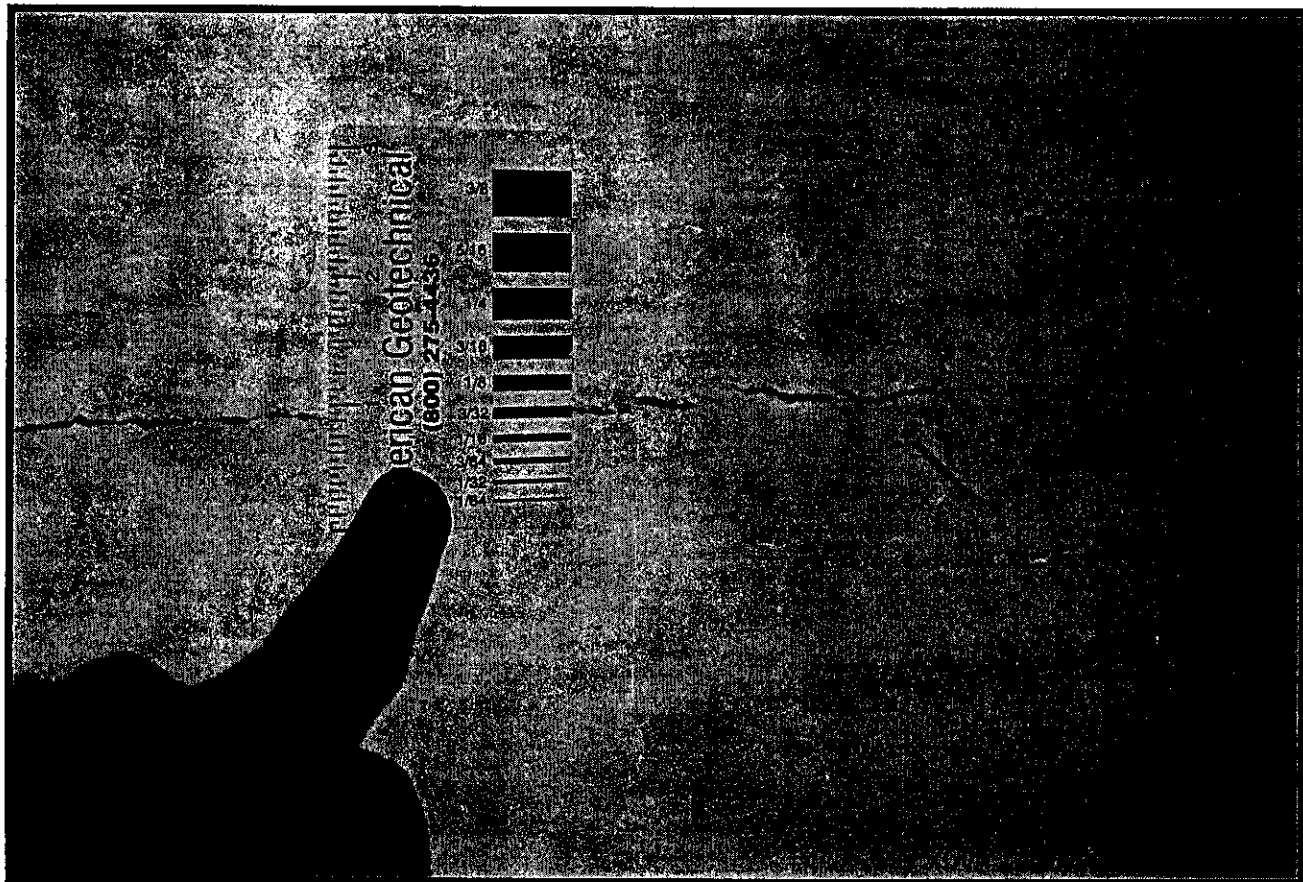
K 23 0524

**Crack previously
“repaired” in the spring of
2000.**

K 24 526



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