

# Notice - New Home Construction

The Maryland Home Builder Registration Act ( the “Act”) applies to all new home construction and new home sales contracts. It requires persons or entities who build new homes or enter into contracts to sell new homes to register with the Home Builder Registration Unit of the Consumer Protection Division of the Office of the Attorney General. In 2008, the General Assembly created a Home Builder Guaranty Fund to protect consumers who enter into new home contracts with registered builders.

The Act further provides that a permit for home building may not be issued unless the permit includes the home builder registration number of the registered builder. The requirement as set forth in Business Regulation § 4.5-601(a-c) of the Annotated Code of Maryland is as follows:

## §4.5-601. Permits

- (a) **In general.** - Except for a building permit for construction to be performed directly by a landowner solely for the landowner’s own use, the building and permits department of a county may not issue a permit for home building unless the permit includes the home builder registration number of a registrant.
- (b) **Landowner signature required.** - Before issuing a permit for home building to a landowner, the building and permits department of a county shall obtain the signature of the landowner affirming that the permit is being issued solely for the purpose of the landowner performing work on the landowner’s own property.
- (c) **Scope of the subtitle.** - Nothing in this section shall be construed to relieve a registrant from the obligation to obtain all other permits, licenses, and other authorizations for construction of a new home.

Please note that a landowner who affirms that the landowner will be constructing his or her own home will not be eligible for relief from the Home Builder Guaranty Fund if there are problems with construction of the home.

Additional questions and applications for registration can be obtained by contacting:

Home Builder Registration Unit  
Consumer Protection Division  
Office of the Attorney General  
200 Saint Paul Street, 16<sup>th</sup> Floor  
Baltimore, Maryland 21202

Phone: (410) 576-6573 Toll Free: (877) 259-4525 Fax: (410) 576-6566

[www.oag.state.md.us/homebuilder](http://www.oag.state.md.us/homebuilder)

