

THE STATUTORY WARRANTY: FACTS AND FICTION
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1 HOUR WITH QUESTIONS

Course Summary

This course provides a comprehensive overview of Minnesota's 327A Statutory Warranty—a legal requirement for all licensed contractors engaged in new home construction or significant remodeling. Participants will gain insight into the origins and intent of the warranty, its key components, and the types of defects it covers. Emphasis is placed on the nuanced responsibilities of general contractors versus subcontractors, including documentation, insurance obligations, and liability timelines. The course also explores common warranty exclusions, such as natural wear and third-party alterations, as well as legal interpretations that extend the one-year workmanship warranty into long-term accountability. Attendees will review the step-by-step claims process, the significance of timely action, and the role of neutral conferences in dispute resolution. Finally, the session outlines the limited circumstances under which warranty terms can be waived or altered, reinforcing the legal and procedural complexity of this important Minnesota statute.

Learning Objectives:

1. **Explain the scope and purpose of Minnesota's 327A Statutory Warranty**, including its mandated application for new homes and remodeling projects.
2. **Identify the responsibilities of general contractors and subcontractors** under the 327A Warranty, and understand how insurance plays a role in warranty coverage.
3. **Interpret the timeline and procedures involved in the 327A claims process**, including inspection, repair plans, and dispute resolution methods.
4. **Distinguish between warranty coverage and the specific exclusions** listed in the statute, with examples such as wear and tear, improper maintenance, or acts of God.
5. **Evaluate the legal flexibility of the 327A Warranty**, including how and under what conditions the warranty terms may be modified or waived.