

C. Ryan Maloney Authors Article for the Jacksonville Business Journal

Jacksonville Business Journal

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Shutts & Bowen LLP Jacksonville Partner [C. Ryan Maloney](#) recently authored an article for the *Jacksonville Business Journal* titled, "Viewpoint: Jacksonville Builders Face Stricter Warranty Requirements for New Home Construction."

The article discusses a new Florida statute, effective July 1, 2025, impacting builders and homeowners in Jacksonville and across the state. The statute mandates a one-year statutory warranty for newly constructed homes, covering defects in construction that constitute material violations of the Florida Building Code. The warranty applies to single-family homes and similar structures but excludes remodeling projects and commercial construction.

According to the article, the warranty begins on the date of first occupancy or title conveyance and covers defects in materials and workmanship. Exceptions include defects covered by manufacturer warranties, normal wear and tear, and damage from natural disasters. Builders must address defects at their own cost or through a home warranty association, with homeowners able to file lawsuits if warranties are not upheld.

Ultimately, Ryan highlights how builders who already offer their own warranties can continue to do so if they meet or exceed statutory requirements. Builders should update their warranty language to comply with the new law. Homeowners should also be aware of their rights under this statutory warranty when purchasing homes after July 1, 2025.

To read the full article, click [here](#).

About C. Ryan Maloney

[Ryan Maloney](#) is a partner in the Jacksonville office of Shutts & Bowen LLP, where he is a member of the Construction Litigation Practice Group. As a Florida Bar Board Certified Construction Law practitioner, Ryan focuses a significant portion of his practice on assisting companies in the construction industry. He also represents businesses and individuals in all forms of business and contract disputes, in government bid protests, and in real estate disputes.

Professionals

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