May 19, 2007

The Honorable Margaret Anderson Kelliher  
Speaker, Minnesota House of Representatives  
463 State Office Building  
St. Paul, MN 55155

Dear Speaker Anderson Kelliher:

I have vetoed and am returning House File 239, Chapter 103.

The Legislature has taken action on numerous bills relating to homeowner warranties this session. Although this legislation may be well-intentioned, we should be cautious about placing more burdens on the housing sector during this historic recession.

This bill mandates that a contractor pay temporary housing costs to a homeowner for breach of a new home warranty or home improvement warranty. Under current law, a homeowner is entitled to receive “the amount necessary to remedy the breach of the warranty” or “the difference between the value of the house without defect.” Current law provides adequate reconciliation for the homeowner where there has been a violation of a warranty.

I encourage the authors to work towards a solution that addresses the issue of home defects without driving up the costs and burdens on contractors.

Sincerely,

Tim Pawlenty  
Governor
Speaker Kelliher/HF 239
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cc: Senator James Metzen, President of the Senate
    Senator Lawrence J. Pogemiller, Majority Leader
    Senator David Senjem, Minority Leader
    Senator Ron Latz
    Representative Marty Seifert, Minority Leader
    Representative Paul Gardner
    Mr. Peter S. Wattson, Secretary of the Senate (Legislative)
    Mr. Al Mathiowetz, Chief Clerk of the House of Representatives
    Mr. Mark Ritchie, Secretary of State