

**Maine Revised Statutes**  
**Title 33: PROPERTY**  
**Chapter 31: MAINE CONDOMINIUM ACT**

**§1604-114. EXCLUSION OR MODIFICATION OF IMPLIED WARRANTIES OF QUALITY**

(a) Except as limited by subsection (b) with respect to a purchaser of a unit that may be used for residential use, implied warranties of quality:

(1) May be excluded or modified by agreement of the parties; and [1981, c. 699, (NEW).]

(2) Are excluded by expression of disclaimer, such as "as is," "with all faults," or other language which in common understanding calls the buyer's attention to the exclusion of warranties. [1981, c. 699, (NEW).]

(b) With respect to a purchaser of a unit that may be occupied for residential use, no general disclaimer of implied warranties of quality is effective, but a declarant may disclaim liability in an instrument signed by the purchaser, for a specified defect or specified failure to comply with applicable law, if the defect or failure entered into and became a part of the basis of the bargain. [1981, c. 699, (NEW).]

**SECTION HISTORY**

1981, c. 699, (NEW).

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