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Subject: **Learning from Forensics – Tips**

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**Laws and Rules Affecting Construction in California:**

A California Supreme Court ruling occurred in the early 1980's and is listed as California Civil Code Procedure 337.15.

Attorneys from San Diego took a lawsuit on appeal regarding a residential tract to the California Supreme Court and obtained the ruling that construction is a product, and therefore a latent defect may be discovered up to 10 years after completion of the project. A patent defect may be discovered within 4 years after completion of the project. Once the defect is discovered, you have up to four years to have the defect corrected or file suit. Once the suit is filed, you have up to four years to enforce the lawsuit.

California Supreme Court ruling in Aas v the William Lyon Company ruling started affecting the construction industry in California in December 2000, with "there is no defect unless there is damage".

Senate Bill 800 affects the construction industry and all new homes completed January 1, 2003 and thereafter, with the contractor has the first right to perform all repair work.

California Contractors State License Board under the Department of Consumer Affairs requires the contractor to be liable for the work performed for 4 years from completion of the project.