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Georgia Residential HVAC Warranty Changes Effective January 1, 2026

What You Need to Know:

- Georgia SB 112 law, effective January 1, 2026, ensures warranty transferability upon sale of the home, regardless of product registration.
- The law applies to real property conveyances and installation of HVAC systems on or after January 1, 2026.
- The legislation prohibits the conditioning of a manufacturer's warranty on product registration. Failure to register a product does not diminish any warranty rights nor decrease the warranty length.
- A manufacturer's HVAC system warranty is effective from the date of installation when performed by a contractor licensed under the Georgia State Construction Industry and Licensing Board.
- The law is prospective. The provisions for the automatic warranty transfer and removal of registration requirements apply to systems installed by a licensed contractor on or after January 1, 2026. The law does not extend any existing product warranty terms.

Frequently Asked Questions

What is SB 112?

On May 15th, 2025, Georgia Governor Brian Kemp signed legislation into law making important changes to HVAC manufacturer warranties and establishes prospective requirements for installed HVAC systems and the treatment of a manufacturers HVAC warranty.

How does the law affect systems installed prior to January 1, 2026?

The transferability provisions do not apply to warranties issued before the effective date. Prior installations will continue to receive the original installed warranty coverage.

For products installed on or after January 1, 2026, what is the warranty?

The warranty coverage for these installations will be tied to the property, and the warranty coverage will be based on the longest coverage offered on each model's Limited Parts Warranty.

Should homeowners register their HVAC equipment?

While no longer required for Georgia residential HVAC installations to receive warranty coverage, Rheem encourages homeowners to register products in order to document the installation date and receive support and notifications related to the equipment.



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1100 Abernathy Road, Suite 1700 | Atlanta, GA 30328

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