You probably recognized R22 by its common name, Freon. This refrigerant has been used in households for over 50 years to keep our air conditioners nice and cool.

Unfortunately, during the 1970s, scientists discovered a link between hydro-chlorofluorocarbons (HCFCs) and depletion of the Earth’s ozone layer thus beginning the phase out of R22, an HCFC product

Fidelity National Home Warranty has been diligent in working with its customers and service providers on the R22 phase out process since it began in 2010. Regulations have been changing periodically since then and FNHW has continuously provided superior HVAC coverage. Our home warranty contracts have never been modified to work around the R22 phase out.

What is R22?
R22 is a HCFC refrigerant that use gases to produce cool air by compressing warm air sources into liquid through HVAC coils. Freon has been an industry standard in refrigerants since the 1950s due to its efficiency.

How will this affect the homeowner?
Although production of R22 will cease, there is expected to be plenty available and approved for use through December 31, 2029. Between 2020 and 2029, servicing systems with R22 will rely solely on recycled or stockpiled quantities.

Homeowners are not required to stop using R22 air conditioners, nor are they required to replace existing equipment. However, homeowners should keep in mind that as supplies of R22 becomes limited over time, they may experience an increase in price.

Phaseout Dates to Know
Under the Clean Air Act of 1990, the U.S. began to outline a phase out for the use of R22 that would unfold slowly over the course of 20 years. Upcoming dates to remember:

- **January 1, 2020**
  There will be a ban on production and import of R22. Service of product will rely on stockpile.
- **January 1, 2030**
  There will be a ban on remaining stockpile and import of all HCFCs.
WHAT NOW?

What can the homeowner do about it now?
The phase-out of R22 has been lengthy to allow homeowners to replace their air conditioner as they naturally age, and replace them with new energy-efficient equipment that uses EPA-approved refrigerants, such as R410A.

What is R410A?
R410A is a non-ozone-depleting refrigerant alternative refrigerant. It is fluorine-based and contains no chlorine. R410A is also noncorrosive, nonflammable, and neutral to the environment. It is manufactured and sold under many names such as, PURON®, GENTRON AZ-20®, and SUVA®.

We’ve got you covered!*
Fidelity National Home Warranty will continue to cover the cost of repairing R22 equipment with remaining R22 supply or substitute refrigerant gases approved by local and federal regulations when possible.

FNHW will also cover the conversion of an R-22 system to an R-410A system when deemed necessary during a covered repair and applying the same compatibility coverage in the current home warranty contracts. A typical replacement of a R22 to a R410A HVAC system may be more than $5,000 without a home warranty in place.

FAQ
Please visit the United States Environmental Protection Agency official website for FAQ on the R22 phase out:

www.epa.gov/ods-phaseout/homeowners-and-consumers-frequently-asked-questions

* Exclusions and limitations apply. Depending on your state, additional fees may be required for A/C coverage to apply. See your current brochure for complete coverage details.

1-800-TO-COVER homewarranty.com