## SENATE BILL 6000

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State of Washington 61st Legislature 2009 Regular Session

By Senators Fraser, Benton, Tom, and Roach

Read first time 02/12/09. Referred to Committee on Financial Institutions, Housing & Insurance.

- 1 AN ACT Relating to real estate disclosure requirements regarding
- 2 homeowners' associations; and amending RCW 64.06.015 and 64.06.020.
- 3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:
- 4 **Sec. 1.** RCW 64.06.015 and 2007 c 107 s 5 are each amended to read 5 as follows:
- 6 (1) In a transaction for the sale of unimproved residential real
- 7 property, the seller shall, unless the buyer has expressly waived the
- 8 right to receive the disclosure statement under RCW 64.06.010, or
- 9 unless the transfer is otherwise exempt under RCW 64.06.010, deliver to
- 10 the buyer a completed seller disclosure statement in the following
- 11 format and that contains, at a minimum, the following information:
- 12 INSTRUCTIONS TO THE SELLER
- 13 Please complete the following form. Do not leave any spaces blank. If
- 14 the question clearly does not apply to the property write "NA." If the
- 15 answer is "yes" to any \* items, please explain on attached sheets.
- 16 Please refer to the line number(s) of the question(s) when you provide
- 17 your explanation(s). For your protection you must date and sign each
- 18 page of this disclosure statement and each attachment. Delivery of the

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- 1 disclosure statement must occur not later than five business days,
- 2 unless otherwise agreed, after mutual acceptance of a written contract
- 3 to purchase between a buyer and a seller.
- 4 NOTICE TO THE BUYER
- 5 THE FOLLOWING DISCLOSURES ARE MADE BY SELLER ABOUT THE CONDITION OF THE
- 7 ("THE PROPERTY"), OR AS LEGALLY DESCRIBED ON ATTACHED EXHIBIT A.
- 8 SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR
- 9 MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE
- 10 PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT.
- 11 UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE
- 12 BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS
- 13 DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A
- 14 SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER'S
- 15 AGENT. IF THE SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE
- 16 STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER
- 17 THE TIME YOU ENTER INTO A SALE AGREEMENT.
- 18 THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE
- 19 REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS
- 20 INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF
- 21 ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.
- 22 FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS
- 23 PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF
- 24 OUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT
- 25 LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS,
- 26 ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER
- 27 TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE
- 28 BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS
- 29 OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT
- 30 BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR
- 31 WARRANTIES.
- 32 Seller . . . is/ . . . is not occupying the property.

33

I. SELLER'S DISCLOSURES:

1	470							
2	*If you answer "Yes" to a question with an asterisk (*), please explain your answer and attach documents, if available and not otherwise publicly recorded. If							
3		documents, use an attac		therwise publicly recorded. If				
4				1. TITLE				
5	[] Yes	[ ] No	[] Don't know	A. Do you have legal authority to sell				
6				the property? If no, please explain.				
7	[] Yes	[ ] No	[] Don't know	*B. Is title to the property subject to				
8	[]	[]	[]	any of the following?				
9				(1) First right of refusal				
10				(2) Option				
11				(3) Lease or rental agreement				
				-				
12				(4) Life estate?				
13	[] Yes	[ ] No	[] Don't know	*C. Are there any encroachments,				
14				boundary agreements, or boundary disputes?				
16	[] Yes	[] No	[] Don't know	*D. Is there a private road or easement				
17	[] Tes	[]10	[ ] Don't know	agreement for access to the property?				
18	[] Yes	[] No	[] Don't know	*E. Are there any rights-of-way,				
19	[] 103	[]110	[] Bon't know	easements, or access limitations that				
20				may affect the Buyer's use of the				
21				property?				
22	[] Yes	[ ] No	[] Don't know	*F. Are there any written agreements				
23				for joint maintenance of an easement or				
24				right-of-way?				
25	[] Yes	[ ] No	[] Don't know	*G. Is there any study, survey project,				
26				or notice that would adversely affect the				
27				property?				
28	[] Yes	[ ] No	[] Don't know	*H. Are there any pending or existing				
29				assessments against the property?				
30	[] Yes	[ ] No	[] Don't know	*I. Are there any zoning violations,				
31				nonconforming uses, or any unusual				
32				restrictions on the property that would				
33				affect future construction or				
	£3.87	£333	115 ki	remodeling?				
35 36	[] Yes	[ ] No	[] Don't know	*J. Is there a boundary survey for the property?				
	F 1 37	f 1 N	11D 141					
37 38	[] Yes	[] No	[] Don't know	*K. Are there any covenants, conditions, or restrictions which affect				
39				the property?				
40								
				2. WATER				
41				A. Household Water				
42	[] Yes	[ ] No	[] Don't know	(1) Does the property have potable				
43				water supply?				
44				(2) If yes, the source of water for the				
45				property is:				

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1 2				[] Private or publicly owned water system
3				[] Private well serving only the property
5				*[] Other water system
6 7	[] Yes	[ ] No	[] Don't know	*If shared, are there any written agreements?
8 9 10	[] Yes	[] No	[] Don't know	*(3) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?
11 12	[] Yes	[] No	[] Don't know	*(4) Are there any known problems or repairs needed?
13 14 15	[] Yes	[] No	[] Don't know	(5) Is there a connection or hook-up charge payable before the property can be connected to the water main?
16 17 18	[] Yes	[ ] No	[] Don't know	(6) Have you obtained a certificate of water availability from the water purveyor serving the property? (If yes,
19 20	[] V	[ ] N-	[] Dank laran	please attach a copy.)
21 22 23	[] Yes	[] No	[] Don't know	(7) Is there a water right permit, certificate, or claim associated with household water supply for the property? (If yes, please attach a copy.)
24	[] Yes	[] No	[] Don't know	(a) If yes, has the water right permit,
25 26	[]	[]	[]	certificate, or claim been assigned, transferred, or changed?
27				(b) If yes, has all or any portion of the
28				water right not been used for five or
29 30				more successive years? (If yes, please explain.)
31				
32 33	[] Yes	[ ] No	[] Don't know	(c) If no or don't know, is the water withdrawn from the water source less
34				than 5,000 gallons a day?
35 36 37	[] Yes	[] No	[] Don't know	*(8) Are there any defects in the operation of the water system (e.g., pipes, tank, pump, etc.)?
38				B. Irrigation Water
39	[] Yes	[] No	[] Don't know	(1) Are there any irrigation water rights
40 41	2,334	23		for the property, such as a water right permit, certificate, or claim? (If yes,
42				please attach a copy.)
43 44	[] Yes	[] No	[] Don't know	(a) If yes, has all or any portion of the
45				water right not been used for five or more successive years?

1 2 3	[] Yes	[] No	[] Don't know	(b) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed?
4 5 6 7 8	[]Yes	[] No	[] Don't know	(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? If so, please identify the entity that supplies irrigation water to the property:
10				C. Outdoor Sprinkler System
11 12	[] Yes	[ ] No	[] Don't know	(1) Is there an outdoor sprinkler system for the property?
13 14	[] Yes	[] No	[] Don't know	(2) If yes, are there any defects in the system?
15 16	[] Yes	[] No	[] Don't know	*(3) If yes, is the sprinkler system connected to irrigation water?
17				3. SEWER/SEPTIC SYSTEM
18				A. The property is served by:
19				[ ] Public sewer system
20				[] On-site sewage system (including
21				pipes, tanks, drainfields, and all other
22				component parts)
23 24				[] Other disposal system, please
				describe:
25				
25 26	[]Yes	[] No	[] Don't know	B. Is the property subject to any
	[] Yes	[] No	[] Don't know	
26	[] Yes	[] No	[] Don't know	B. Is the property subject to any
26 27	[]Yes	[] No	[] Don't know	B. Is the property subject to any sewage system fees or charges in
26 27 28	[]Yes	[] No	[] Don't know	B. Is the property subject to any sewage system fees or charges in addition to those covered in your
26 27 28 29	[]Yes	[] No	[] Don't know	B. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage
26 27 28 29 30 31 32	[] Yes	[] No	[] Don't know	B. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?  C. If the property is connected to an on-site sewage system:  *(1) Was a permit issued for its
26 27 28 29 30 31 32 33	[]Yes	[]No	[] Don't know	B. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?  C. If the property is connected to an on-site sewage system:  *(1) Was a permit issued for its construction?
26 27 28 29 30 31 32 33 34				B. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?  C. If the property is connected to an on-site sewage system:  *(1) Was a permit issued for its construction?  *(2) Was it approved by the local
26 27 28 29 30 31 32 33 34 35 36	[]Yes	[]No	[] Don't know	B. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?  C. If the property is connected to an on-site sewage system:  *(1) Was a permit issued for its construction?  *(2) Was it approved by the local health department or district following
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26 27 28 29 30 31 32 33 34 35 36	[]Yes	[]No	[] Don't know	B. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?  C. If the property is connected to an on-site sewage system:  *(1) Was a permit issued for its construction?  *(2) Was it approved by the local health department or district following
26 27 28 29 30 31 32 33 34 35 36 37	[] Yes	[] No	[] Don't know	B. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?  C. If the property is connected to an on-site sewage system:  *(1) Was a permit issued for its construction?  *(2) Was it approved by the local health department or district following its construction?  (3) Is the septic system a pressurized
26 27 28 29 30 31 32 33 34 35 36 37 38 39	[] Yes [] Yes	[] No [] No	[] Don't know [] Don't know	B. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?  C. If the property is connected to an on-site sewage system:  *(1) Was a permit issued for its construction?  *(2) Was it approved by the local health department or district following its construction?  (3) Is the septic system a pressurized system?  (4) Is the septic system a gravity system?  *(5) Have there been any changes or
26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	[] Yes [] Yes [] Yes [] Yes	[] No [] No [] No [] No	[] Don't know [] Don't know [] Don't know [] Don't know	B. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?  C. If the property is connected to an on-site sewage system:  *(1) Was a permit issued for its construction?  *(2) Was it approved by the local health department or district following its construction?  (3) Is the septic system a pressurized system?  (4) Is the septic system a gravity system?  *(5) Have there been any changes or repairs to the on-site sewage system?
26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	[] Yes [] Yes [] Yes	[] No [] No [] No	[] Don't know [] Don't know [] Don't know	B. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?  C. If the property is connected to an on-site sewage system:  *(1) Was a permit issued for its construction?  *(2) Was it approved by the local health department or district following its construction?  (3) Is the septic system a pressurized system?  (4) Is the septic system a gravity system?  *(5) Have there been any changes or repairs to the on-site sewage system?  (6) Is the on-site sewage system,
26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45	[] Yes [] Yes [] Yes [] Yes	[] No [] No [] No [] No	[] Don't know [] Don't know [] Don't know [] Don't know	B. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?  C. If the property is connected to an on-site sewage system:  *(1) Was a permit issued for its construction?  *(2) Was it approved by the local health department or district following its construction?  (3) Is the septic system a pressurized system?  (4) Is the septic system a gravity system?  *(5) Have there been any changes or repairs to the on-site sewage system?  (6) Is the on-site sewage system, including the drainfield, located entirely
26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	[] Yes [] Yes [] Yes [] Yes	[] No [] No [] No [] No	[] Don't know [] Don't know [] Don't know [] Don't know	B. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?  C. If the property is connected to an on-site sewage system:  *(1) Was a permit issued for its construction?  *(2) Was it approved by the local health department or district following its construction?  (3) Is the septic system a pressurized system?  (4) Is the septic system a gravity system?  *(5) Have there been any changes or repairs to the on-site sewage system?  (6) Is the on-site sewage system,

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1				
2	[] Yes	[] No	[] Don't know	(7) Does the on-site sewage system
3				require monitoring and maintenance
4				services more frequently than once a
5				year? If yes, please explain:
6				
7				4. ELECTRICAL/GAS
8	[]Yes	[] No	[] Don't know	A. Is the property served by natural
9	[]	(1	[]	gas?
10	[] Yes	[] No	[] Don't know	B. Is there a connection charge for gas?
11	[] Yes	[] No	[] Don't know	C. Is the property served by electricity?
12				
13	[] Yes	[] No	[] Don't know	D. Is there a connection charge for electricity?
14	[ ] <b>V</b>	f l M-	[] Dank langua	•
15	[] Yes	[] No	[] Don't know	E. Are there any electrical problems on the property? If yes, please explain:
16				
17				5. FLOODING
18	[] Yes	[] No	[] Don't know	A. Are there any flooding, standing
19				water, or drainage problems on the
20				property or affecting access to the
21				property? If yes, please explain:
22				
23	[] Yes	[] No	[] Don't know	B. Is the property located in a
24				government designated flood zone or
25				floodplain?
26				6. SOIL STABILITY
27	[] Yes	[] No	[] Don't know	A. Are there any settlement, earth
28	[] ies	[][NO	[ ] Don't know	movement, slides, or similar soil
29				problems on the property? If yes,
30				please explain:
31				
32	[] Yes	[] No	[] Don't know	B. Does any part of the property
33	[] 103	[]110	[] Bon't know	contain fill dirt, waste, or other fill
34				material? If yes, please explain:
35				
36				
				7. ENVIRONMENTAL
37	[] Yes	[] No	[] Don't know	*A. Have there been any drainage
38				problems on the property?
39	[] Yes	[] No	[] Don't know	*B. Does the property contain fill
40				material?
41	[] Yes	[] No	[] Don't know	*C. Is there any material damage to the
42				property from fire, wind, floods, beach
43				movements, earthquake, expansive
44				soils, or landslides?

1	[] Yes	[] No	[] Don't know	D. Are there any shorelines, wetlands, floodplains, or critical areas on the
3				property?
4	[] Yes	[] No	[] Don't know	*E. Are there any substances,
5				materials, or products on the property
6				that may be environmental concerns,
7				such as asbestos, formaldehyde, radon
8				gas, lead-based paint, fuel or chemical
10				storage tanks, or contaminated soil or water?
11	[] Yes	[ ] No	[] Don't know	*F. Has the property been used for
12				commercial or industrial purposes?
13	[] Yes	[] No	[] Don't know	*G. Is there any soil or groundwater
14				contamination?
15	[] Yes	[] No	[] Don't know	*H. Are there transmission poles,
16				transformers, or other utility equipment
17				installed, maintained, or buried on the
18				property?
19	[] Yes	[] No	[] Don't know	*I. Has the property been used as a
20				legal or illegal dumping site?
21	[] Yes	[ ] No	[] Don't know	*J. Has the property been used as an
22				illegal drug manufacturing site?
23	[] Yes	[ ] No	[] Don't know	*K. Are there any radio towers in the
24				area that may cause interference with
25				telephone reception?
26				8. HOMEOWNERS'
27				ASSOCIATION/COMMON
28				INTERESTS
29	[] Yes	[] No	[] Don't know	A. Is there a homeowners' association?
30				Name of association and contact
31				information for a member of the board
32				of directors:
33				
34				If yes, please provide the association's
35				most recent financial statement or
36				statements, minutes from the
37				association's meetings from the past
38				year, a copy of the covenant, bylaws,
39				rules, and any fining policy.
40	[] Yes	[] No	[] Don't know	B. Are there regular periodic
41				assessments:
42				\$ per [ ] Month [ ] Year
43				[ ] Other
44	[] Yes	[ ] No	[] Don't know	*C. Are there any pending special
45				assessments?

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1	[] Yes	[ ] No	[] Don't know	*D. Are there any shared "common areas" or any joint maintenance
3				agreements (facilities such as walls,
4				fences, landscaping, pools, tennis
5 6				courts, walkways, or other areas co- owned in undivided interest with
7				others)?
8				9. OTHER FACTS
9	[] Yes	[ ] No	[] Don't know	A. Are there any disagreements,
10				disputes, encroachments, or legal
11				actions concerning the property? If yes,
12				please explain:
13				
14	[] Yes	[ ] No	[] Don't know	B. Does the property have any plants
15				or wildlife that are designated as
16				species (( $\frac{\text{or } [\text{of}]}{\text{of}}$ )) $\frac{\text{of}}{\text{oncern}}$ , or listed
17				as threatened or endangered by the
18				government?
19	[] Yes	[ ] No	[] Don't know	C. Is the property classified or
20				designated as forest land or open space?
21				If so, specify:
22				
23	[] Yes	[ ] No	[] Don't know	D. Do you have a forest management
24				plan? If yes, attach.
25	[] Yes	[ ] No	[] Don't know	E. Have any development-related
26				permit applications been submitted to
27				any government agencies? If so,
28				specify:
29				
30				If the answer to E is "yes," what is the
31				status or outcome of those applications?
32				
33				10. FULL DISCLOSURE BY
34				SELLERS
35				A. Other conditions or defects:
36	[] Yes	[ ] No	[] Don't know	*Are there any other existing material
37				defects affecting the property that a
38				prospective buyer should know about?
39				B. Verification:

1	The foregoing answers and attached
2	explanations (if any) are complete and
3	correct to the best of my/our knowledge
4	and I/we have received a copy hereof.
5	I/we authorize all of my/our real estate
6	licensees, if any, to deliver a copy of
7	this disclosure statement to other real
8	estate licensees and all prospective
9	buyers of the property.
10	DATE SELLER SELLER
11	NOTICE TO BUYER
12	INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE
13	OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS NOTICE
14	IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS
15	INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE OF
16	REGISTERED SEX OFFENDERS.
17	II. BUYER'S ACKNOWLEDGMENT
18	A. Buyer hereby acknowledges that: Buyer has a duty to pay
19	diligent attention to any material defects that are known to
20	Buyer or can be known to Buyer by utilizing diligent
21	attention and observation.
22	B. The disclosures set forth in this statement and in any
23	amendments to this statement are made only by the Seller
24	and not by any real estate licensee or other party.
25	C. Buyer acknowledges that, pursuant to RCW 64.06.050(2),
26	real estate licensees are not liable for inaccurate information
27	provided by Seller, except to the extent that real estate
28	licensees know of such inaccurate information.
29	D. This information is for disclosure only and is not intended to
30	be a part of the written agreement between the Buyer and
31	Seller.
32	E. Buyer (which term includes all persons signing the "Buyer's
33	acceptance" portion of this disclosure statement below) has
34	received a copy of this Disclosure Statement (including
<sup>35</sup>	attachments, if any) bearing Seller's signature.  DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY
37	SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME
38	SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS BUYER AND SELLER
39	OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE BUSINESS DAYS FROM
40	THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO
41	RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN
42	STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU MAY WAIVE THE

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43

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AGREEMENT.

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1	BUYER	HE	REBY	ACKN(	OWLE:	DGES	RI	ECE.	IPT	OI	F P	A C	OPY	OF	THI	S	DISC	LOSURE
2	STATE	MENT	' AND	ACKNO	WLED	GES	THA	T T	HE	DIS	SCLO	SUF	RES	MADE	HERE	EIN	ARE	THOSE
3	OF TH	E SE	LLER	ONLY,	AND	NOT	OF	ANY	RE	AL	EST	ATE	LI	CENSE	E OR	OT	HER	PARTY.

DATE . . . . . . BUYER . . . . . . . BUYER . . . . .

- 5 (2) The seller disclosure statement shall be for disclosure only, 6 and shall not be considered part of any written agreement between the 7 buyer and seller of residential property. The seller disclosure 8 statement shall be only a disclosure made by the seller, and not any 9 real estate licensee involved in the transaction, and shall not be 10 construed as a warranty of any kind by the seller or any real estate 11 licensee involved in the transaction.
- 12 **Sec. 2.** RCW 64.06.020 and 2007 c 107 s 4 are each amended to read 13 as follows:
- (1) In a transaction for the sale of improved residential real property, the seller shall, unless the buyer has expressly waived the right to receive the disclosure statement under RCW 64.06.010, or unless the transfer is otherwise exempt under RCW 64.06.010, deliver to the buyer a completed seller disclosure statement in the following format and that contains, at a minimum, the following information:
- 20 INSTRUCTIONS TO THE SELLER

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- 21 Please complete the following form. Do not leave any spaces blank. If
- 22 the question clearly does not apply to the property write "NA." If the
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- 14 OUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT
- 15 LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS,
- 16 ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER
- 17 TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE
- 18 BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS
- 19 OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT
- 20 BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR
- 21 WARRANTIES.
- 22 Seller . . . is/ . . . is not occupying the property.

23		I. SELL	ER'S DISCLOSUR	ES:					
24	*If you ans	wer "Yes" t	o a question with an a	asterisk (*), please explain your answer					
25	•		•	therwise publicly recorded. If necessary,					
26	use an attached sheet.								
27				1. TITLE					
28	[] Yes	[ ] No	[] Don't know	A. Do you have legal authority to sell					
29				the property? If no, please explain.					
30	[] Yes	[] No	[] Don't know	*B. Is title to the property subject to					
31				any of the following?					
32				(1) First right of refusal					
33				(2) Option					
34				(3) Lease or rental agreement					
35				(4) Life estate?					
36	[] Yes	[ ] No	[] Don't know	*C. Are there any encroachments,					
37				boundary agreements, or boundary					
38				disputes?					

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1	[] Yes	[] No	[] Don't know	*D. Is there a private road or easement agreement for access to the property?
3	[] Yes	[] No	[] Don't know	*E. Are there any rights-of-way,
4				easements, or access limitations that
5				may affect the Buyer's use of the
6				property?
7	[] Yes	[] No	[] Don't know	*F. Are there any written agreements
8				for joint maintenance of an easement or
9				right-of-way?
10	[] Yes	[] No	[] Don't know	*G. Is there any study, survey project,
11				or notice that would adversely affect the
12				property?
13 14	[] Yes	[] No	[] Don't know	*H. Are there any pending or existing
	63.77	53.Nr	DD 11	assessments against the property?
15 16	[] Yes	[] No	[] Don't know	*I. Are there any zoning violations, nonconforming uses, or any unusual
17				restrictions on the property that would
18				affect future construction or
19				remodeling?
20	[] Yes	[] No	[] Don't know	*J. Is there a boundary survey for the
21				property?
22	[] Yes	[] No	[] Don't know	*K. Are there any covenants,
23				conditions, or restrictions which affect
24				
				the property?
25				the property?  2. WATER
25 26				
				2. WATER
26				2. WATER  A. Household Water
26 27 28 29				2. WATER  A. Household Water  (1) The source of water for the property is:  [] Private or publicly owned water
26 27 28 29 30				2. WATER  A. Household Water  (1) The source of water for the property is:  [ ] Private or publicly owned water system
26 27 28 29 30 31				2. WATER  A. Household Water  (1) The source of water for the property is:  [] Private or publicly owned water system  [] Private well serving only the
26 27 28 29 30 31 32				2. WATER  A. Household Water  (1) The source of water for the property is:  [] Private or publicly owned water system  [] Private well serving only the subject property
26 27 28 29 30 31 32 33	[]Yes	[] No	[ ] Don't know	2. WATER  A. Household Water  (1) The source of water for the property is:  [] Private or publicly owned water system  [] Private well serving only the subject property
26 27 28 29 30 31 32	[] Yes	[] No	[] Don't know	2. WATER  A. Household Water  (1) The source of water for the property is:  [] Private or publicly owned water system  [] Private well serving only the subject property
26 27 28 29 30 31 32 33 34				2. WATER  A. Household Water  (1) The source of water for the property is:  [] Private or publicly owned water system  [] Private well serving only the subject property
26 27 28 29 30 31 32 33	[] Yes	[] No	[] Don't know	2. WATER  A. Household Water  (1) The source of water for the property is:  [] Private or publicly owned water system  [] Private well serving only the subject property
26 27 28 29 30 31 32 33 34 35				2. WATER  A. Household Water  (1) The source of water for the property is:  [] Private or publicly owned water system  [] Private well serving only the subject property *[] Other water system  *If shared, are there any written agreements?  *(2) Is there an easement (recorded)
26 27 28 29 30 31 32 33 34 35 36 37				2. WATER  A. Household Water  (1) The source of water for the property is:  [] Private or publicly owned water system  [] Private well serving only the subject property *[] Other water system  *If shared, are there any written agreements?  *(2) Is there an easement (recorded or unrecorded) for access to and/or
26 27 28 29 30 31 32 33 34 35 36 37	[]Yes	[] No	[] Don't know	2. WATER  A. Household Water  (1) The source of water for the property is:  [] Private or publicly owned water system  [] Private well serving only the subject property *[] Other water system  *If shared, are there any written agreements?  *(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?
26 27 28 29 30 31 32 33 34 35 36 37 38	[]Yes	[] No	[] Don't know	2. WATER  A. Household Water  (1) The source of water for the property is:  [] Private or publicly owned water system  [] Private well serving only the subject property *[] Other water system  *If shared, are there any written agreements?  *(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?  *(3) Are there any known problems
26 27 28 29 30 31 32 33 34 35 36 37 38	[] Yes	[] No	[] Don't know	2. WATER  A. Household Water  (1) The source of water for the property is:  [] Private or publicly owned water system  [] Private well serving only the subject property *[] Other water system  *If shared, are there any written agreements?  *(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?  *(3) Are there any known problems or repairs needed?
26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	[] Yes	[] No	[] Don't know	2. WATER  A. Household Water  (1) The source of water for the property is:  [] Private or publicly owned water system  [] Private well serving only the subject property *[] Other water system  *If shared, are there any written agreements?  *(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?  *(3) Are there any known problems or repairs needed?  (4) During your ownership, has the source provided an adequate year-round supply of potable
26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	[] Yes	[] No	[] Don't know	2. WATER  A. Household Water  (1) The source of water for the property is:  [] Private or publicly owned water system  [] Private well serving only the subject property *[] Other water system  *If shared, are there any written agreements?  *(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?  *(3) Are there any known problems or repairs needed?  (4) During your ownership, has the source provided an adequate
26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44	[] Yes	[] No	[] Don't know	2. WATER  A. Household Water  (1) The source of water for the property is:  [] Private or publicly owned water system  [] Private well serving only the subject property *[] Other water system  *If shared, are there any written agreements?  *(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?  *(3) Are there any known problems or repairs needed?  (4) During your ownership, has the source provided an adequate year-round supply of potable water? If no, please explain.  *(5) Are there any water treatment
26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44	[] Yes [] Yes	[] No	[] Don't know [] Don't know [] Don't know	2. WATER  A. Household Water  (1) The source of water for the property is:  [] Private or publicly owned water system  [] Private well serving only the subject property *[] Other water system  *If shared, are there any written agreements?  *(2) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?  *(3) Are there any known problems or repairs needed?  (4) During your ownership, has the source provided an adequate year-round supply of potable water? If no, please explain.

1 2 3	[] Yes	[] No	[] Don't know	*(6) Are there any water rights for the property associated with its domestic water supply, such as a
4 5				water right permit, certificate, or claim?
6	[]Yes	[] No	[] Don't know	(a) If yes, has the water right
7	[]	11	[]=	permit, certificate, or claim been
8				assigned, transferred, or changed?
9				(b) If yes, has all or any portion of
10				the water right not been used for
11				five or more successive years? (If
12				yes, please explain.)
13				
14				B. Irrigation Water
15	[ ] Yes	[] No	[] Don't know	(1) Are there any irrigation water
16				rights for the property, such as a
17 18				water right permit, certificate, or claim?
19	[]Vas	[] No	[] Don't know	*(a) If yes, has all or any portion of
20	[] Yes	[] No	[ ] Don't know	the water right not been used for
21				five or more successive years?
22	[]Yes	[] No	[] Don't know	*(b) If so, is the certificate
23				available? (If yes, please attach a
24				copy.)
25	[] Yes	[] No	[] Don't know	(c) If so, has the water right
26				permit, certificate, or claim been
27				assigned, transferred, or changed?
28				If so, explain:
29				
30 31	[] Yes	[] No	[] Don't know	(2) Does the property receive irrigation water from a ditch
32				company, irrigation district, or
33				other entity? If so, please identify
34				the entity that supplies water to the
35				property:
36				
37				C. Outdoor Sprinkler System
38	[] Yes	[] No	[] Don't know	(1) Is there an outdoor sprinkler
39				system for the property?
40	[ ] Yes	[] No	[] Don't know	(2) If yes, are there any defects in
41				the system?
42	[] Yes	[] No	[] Don't know	*(3) If yes, is the sprinkler system
43				connected to irrigation water?
44				3. SEWER/ON-SITE SEWAGE
45				SYSTEM

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1 2				A. The property is served by: [] Public sewer system,
3				[] On-site sewage system (including
4 5				pipes, tanks, drainfields, and all other component parts)
6				[] Other disposal system, please
7				describe:
8				
9	[] Yes	[] No	[] Don't know	B. If public sewer system service is
10	23			available to the property, is the house
11				connected to the sewer main? If no,
12				please explain.
13				
14	[] Yes	[] No	[] Don't know	C. Is the property subject to any
15				sewage system fees or charges in
16				addition to those covered in your
17				regularly billed sewer or on-site sewage
18				system maintenance service?
19				D. If the property is connected to an
20				on-site sewage system:
21	[] Yes	[] No	[] Don't know	*(1) Was a permit issued for its
22				construction, and was it approved
23				by the local health department or
24				district following its construction?
25				(2) When was it last pumped:
26				
27	[] Yes	[] No	[] Don't know	*(3) Are there any defects in the
28				operation of the on-site sewage
29				system?
30			[] Don't know	(4) When was it last inspected?
31				
32				By whom:
33			[] Don't know	(5) For how many bedrooms was
34				the on-site sewage system
35				approved?
36				bedrooms
37	[] Yes	[] No	[] Don't know	E. Are all plumbing fixtures, including
38				laundry drain, connected to the
39				sewer/on-site sewage system? If no,
40				please explain:
41	[] Yes	[] No	[] Don't know	*F. Have there been any changes or
42				repairs to the on-site sewage system?
43	[] Yes	[] No	[] Don't know	G. Is the on-site sewage system,
44				including the drainfield, located entirely
45				within the boundaries of the property?
46				If no, please explain.
47				

1	[] Ye	s [] No	[] Don't k	now	H. Does the on-site sewage system
2					require monitoring and maintenance
3					services more frequently than once a
4					year? If yes, please explain.
5					
6	NOTI	CE: IF THIS RES	SIDENTIAI	L REAL PI	ROPERTY DISCLOSURE
7	STAT	EMENT IS BEIN	G COMPL	ETED FO	R NEW CONSTRUCTION WHICH
8					LER IS NOT REQUIRED TO
9		_		ISTED IN	ITEM 4. STRUCTURAL OR ITEM
10	5. SY	STEMS AND FIX	CTURES		
11					4. STRUCTURAL
12	[] Ye:	s [] No	[] Don't k	now	*A. Has the roof leaked?
13	[] Ye:	s [] No	[] Don't k	now	*B. Has the basement flooded or
14			.,		leaked?
15	[] Ye:	s [] No	[] Don't k	now	*C. Have there been any conversions,
16			.,		additions, or remodeling?
17	[] Ye:	s [] No	[] Don't k	now	*(1) If yes, were all building
18	.,				permits obtained?
19	[] Ye:	s [] No	[] Don't k	now	*(2) If yes, were all final
20	[] 10.	, []1.0	[]20		inspections obtained?
21	[] Ye:	s []No	[] Don't k	now	D. Do you know the age of the house?
22	[] 10.	, []1.0	[]20		If yes, year of original construction:
23					
24	[] Ye:	s []No	[] Don't k	now	*E. Has there been any settling,
25	[] 10.	, []110	[]Don't k	now	slippage, or sliding of the property or its
26					improvements?
27	[] Ye:	s []No	[] Don't k	now	*F. Are there any defects with the
28	[] 10.	, []1.0	[]20		following: (If yes, please check
29					applicable items and explain.)
30					
		□ Foundations		□ Decks	□ Exterior Walls
31		□ Chimneys		□ Interior	Walls □ Fire Alarm
32		□ Doors		□ Windov	ws □ Patio
33		$ \Box \ Ceilings$		□ Slab Flo	oors   □ Driveways
34		□ Pools		□ Hot Tub	b □ Sauna
35		$\square$ Sidewalks		□ Outbuil	dings   Fireplaces
36		□ Garage Floors		□ Walkwa	ays   Siding
37		□ Other		□ Wood S	Stoves
38	[] Ye:	s [] No	[] Don't k	now	*G. Was a structural pest or "whole
39					house" inspection done? If yes, when
40					and by whom was the inspection
41					completed?
42	[] Ye	s [] No	[] Don't k	now	H. During your ownership, has the
43					property had any wood destroying
44					organism or pest infestation?
45	[] Ye		[] Don't k		I. Is the attic insulated?
46	[] Ye	s [] No	[] Don't k	now	J. Is the basement insulated?

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1				5. SYSTEMS AND FIXTURES
2				*A. If any of the following systems or
3				fixtures are included with the transfer,
4				are there any defects? If yes, please
5				explain.
6	[ ] Yes	[] No	[] Don't know	Electrical system, including
7				wiring, switches, outlets, and
8				service
9 10	[ ] Yes	[] No	[] Don't know	Plumbing system, including pipes, faucets, fixtures, and toilets
11	[] Yes	[] No	[] Don't know	Hot water tank
12	[] Yes	[] No	[] Don't know	Garbage disposal
13	[]Yes	[] No	[] Don't know	Appliances
14	[] Yes	[] No	[] Don't know	Sump pump
15			[] Don't know	
	[] Yes	[] No		Heating and cooling systems
16 17	[] Yes	[] No	[] Don't know	Security system [] Owned [] Leased
18				Other
19				*B. If any of the following fixtures or
20				property is included with the transfer,
21				are they leased? (If yes, please attach
22				copy of lease.)
23	[ ] Yes	[ ] No	[] Don't know	Security system
24	[] Yes	[] No	[] Don't know	Tanks (type):
25	[] Yes	[ ] No	[] Don't know	Satellite dish
26				Other:
27				6. HOMEOWNERS'
28				ASSOCIATION/COMMON
29				INTERESTS
30	[] Yes	[] No	[] Don't know	A. Is there a Homeowners
31				Association? Name of Association and
32				contact information for a member of the
33				board of directors:
34				
35				If yes, please provide the association's
36				most recent financial statement or
37				statements, minutes from the
38 39				association's meetings from the past year, a copy of the covenant, bylaws,
40				rules, and any fining policy.
41	[]Yes	[] No	[] Don't know	B. Are there regular periodic
42	[]108	[]140	[ ] Don't know	assessments:
43				\$ per [ ] Month [ ] Year
44				[] Other
45	[] Yes	[] No	[] Don't know	*C. Are there any pending special
46	[] 168	[]140	[] Don't Kliow	assessments?
-				

1 2 3	[] Yes	[] No	[] Don't know	*D. Are there any shared "common areas" or any joint maintenance agreements (facilities such as walls,
4				fences, landscaping, pools, tennis
5				courts, walkways, or other areas co-
6				owned in undivided interest with
7				others)?
8				7. ENVIRONMENTAL
9	[] Yes	[] No	[] Don't know	*A. Have there been any drainage
10	.,			problems on the property?
11	[] Yes	[] No	[] Don't know	*B. Does the property contain fill
12				material?
13	[] Yes	[] No	[] Don't know	*C. Is there any material damage to the
14				property from fire, wind, floods, beach
15				movements, earthquake, expansive
16				soils, or landslides?
17	[] Yes	[] No	[] Don't know	D. Are there any shorelines, wetlands,
18				floodplains, or critical areas on the
19				property?
20	[] Yes	[] No	[] Don't know	*E. Are there any substances,
21				materials, or products on the property
22				that may be environmental concerns,
23				such as asbestos, formaldehyde, radon
24				gas, lead-based paint, fuel or chemical
25 26				storage tanks, or contaminated soil or
	£ 3.87		DD 14	water?
27 28	[] Yes	[] No	[] Don't know	*F. Has the property been used for
				commercial or industrial purposes?
29 30	[] Yes	[] No	[] Don't know	*G. Is there any soil or groundwater
	£ 3.87	£ 1 3 7	63 B 141	contamination?
31 32	[] Yes	[] No	[] Don't know	*H. Are there transmission poles,
33				transformers, or other utility equipment installed, maintained, or buried on the
34				property?
35	[] Yes	[] No	[] Don't know	*I. Has the property been used as a
36	[] 108	[]110	[] Don't Know	legal or illegal dumping site?
37	[] Yes	[] No	[] Don't know	*J. Has the property been used as an
38	[] 105	[]110	i j 2011 know	illegal drug manufacturing site?
39	[]Yes	[] No	[] Don't know	*K. Are there any radio towers in the
40	[]-00	. 11.0	[ ] = 2 z www.	area that may cause interference with
41				telephone reception?
42				O MANUEL CONTROL
43				8. MANUFACTURED AND
				MOBILE HOMES
44				If the property includes a manufactured
45				or mobile home,

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1 2	[] Yes	[] No	[] Don't know	*A. Did you make any alterations to the home? If yes, please describe the		
3				alterations:		
4	[] Yes	[] No	[] Don't know	*B. Did any previous owner make any		
5				alterations to the home? If yes, please		
6				describe the alterations:		
7	[] Yes	[] No	[] Don't know	*C. If alterations were made, were		
8				permits or variances for these alterations		
9				obtained?		
10				9. FULL DISCLOSURE BY		
11				SELLERS		
12				A. Other conditions or defects:		
13	[] Yes	[] No	[] Don't know	*Are there any other existing material		
14				defects affecting the property that a		
15				prospective buyer should know about?		
16				B. Verification:		
17				The foregoing answers and attached		
18				explanations (if any) are complete and		
19				correct to the best of my/our knowledge		
20				and I/we have received a copy hereof.		
21				I/we authorize all of my/our real estate		
22 23				licensees, if any, to deliver a copy of		
24				this disclosure statement to other real estate licensees and all prospective		
25				buyers of the property.		
26						
0.7	DATE		SELLER			
27	D.EOD.	TION DEC	NOTICE TO 1			
28 29	INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS					
30						
31	NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE OF					
32			FFENDERS.			
33		II RIIV	ER'S ACKNOWLE	DGMENT		
34		A.		owledges that: Buyer has a duty to pay		
35		A.		o any material defects that are known to		
36				own to Buyer by utilizing diligent		
37			attention and obser			
38		В.	The disclosures se	t forth in this statement and in any		
39				statement are made only by the Seller and		
40				te licensee or other party.		
41		C.	Buyer acknowledge	es that, pursuant to RCW 64.06.050(2),		
42			real estate licensees	s are not liable for inaccurate information		
43			provided by Seller,	except to the extent that real estate		
44			licensees know of s	such inaccurate information.		

3	Seller.
4	E. Buyer (which term includes all persons signing the "Buyer's
5	acceptance" portion of this disclosure statement below) has
6	received a copy of this Disclosure Statement (including
<sup>7</sup> 8	attachments, if any) bearing Seller's signature.  DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY
9	SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME
10	SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS BUYER AND SELLER
11	OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE BUSINESS DAYS FROM
12	THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO
13	RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN
14	STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU MAY WAIVE THE
15	RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE
16	AGREEMENT.
17	BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE
18	STATEMENT AND ACKNOWLEDGES THAT THE DISCLOSURES MADE HEREIN ARE THOSE
19	OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE LICENSEE OR OTHER PARTY.
20	DATE BUYER BUYER
21	(2) If the disclosure statement is being completed for new
22	construction which has never been occupied, the disclosure statement is
23	not required to contain and the seller is not required to complete the
24	questions listed in item 4. Structural or item 5. Systems and
25	Fixtures.
26	(3) The seller disclosure statement shall be for disclosure only,
27	and shall not be considered part of any written agreement between the
28	buyer and seller of residential property. The seller disclosure

This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and

1

29

3031

32

--- END ---

statement shall be only a disclosure made by the seller, and not any real estate licensee involved in the transaction, and shall not be

construed as a warranty of any kind by the seller or any real estate

licensee involved in the transaction.

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