

# SENATE BILL REPORT

## SB 6600

---

As Reported By Senate Committee On:  
Government Operations, February 2, 1996

**Title:** An act relating to residential real estate disclosure.

**Brief Description:** Requiring disclosures by sellers of residential real estate.

**Sponsors:** Senators McCaslin, Haugen, Winsley, Hale, Sheldon, Snyder, Wood, McAuliffe, Finkbeiner, Rinehart, Pelz, Franklin, Spanel, Smith, Drew, Sutherland, Fraser and Rasmussen.

**Brief History:**

**Committee Activity:** Government Operations: 1/24/96/2/96 [DPS, DNP].

---

### SENATE COMMITTEE ON GOVERNMENT OPERATIONS

**Majority Report:** That Substitute Senate Bill No. 6600 be substituted therefor, and the substitute bill do pass.

Signed by Senators Haugen, Chair; Sheldon, Vice Chair; Goings and Winsley.

**Minority Report:** Do not pass.

Signed by Senators Hale and Heavey.

**Staff:** Diane Smith (786-7410)

**Background:** The expectations of a property owner about the value and permitted uses of his or her property are predicated upon information that is sometimes inaccurate or incomplete. To improve the quality and quantity of information about a property, a seller or residential real estate is required to answer the questions in a statutory transfer disclosure statement for delivery to the buyer. There are no questions concerning the zoning or the permit history of the property.

**Summary of Substitute Bill:** Questions about the zoning and permit history of the property are added to the real property transfer disclosure statement. The notice to the buyer required by the disclosure statement also states that more information about the zoning and land use of the property may be obtained from the city or county.

**Substitute Bill Compared to Original Bill:** The substitute includes a question about any conditions placed on any permit that were granted and removes the reference to "basic" zoning.

**Appropriation:** None.

**Fiscal Note:** Not requested.

**Effective Date:** Ninety days after adjournment of session in which bill is passed.

**Testimony For:** Disclosure is a positive factor for commerce. This should also include bare land, industrial and commercial properties.

**Testimony Against:** People take this form seriously and don't understand what basic zoning means.

**Testified:** Numerous people.