
ENGROSSED HOUSE BILL 1323

State of Washington 54th Legislature 1996 Regular Session

By Representatives Cairnes, Hargrove and Sherstad

Read first time 01/20/95. Referred to Committee on Trade & Economic Development.

1 AN ACT Relating to an exemption for new construction from seller's
2 disclosure requirements; and amending RCW 64.06.010.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 **Sec. 1.** RCW 64.06.010 and 1994 c 200 s 2 are each amended to read
5 as follows:

6 This chapter does not apply to the following transfers of
7 residential real property:

8 (1) A foreclosure, deed-in-lieu of foreclosure, or a sale by a
9 lienholder who acquired the residential real property through
10 foreclosure or deed-in-lieu of foreclosure;

11 (2) A gift or other transfer to a parent, spouse, or child of a
12 transferor or child of any parent or spouse of a transferor;

13 (3) A transfer between spouses in connection with a marital
14 dissolution;

15 (4) A transfer where a buyer had an ownership interest in the
16 property within two years of the date of the transfer including, but
17 not limited to, an ownership interest as a partner in a partnership, a
18 limited partner in a limited partnership, a shareholder in a

1 corporation, a leasehold interest, or transfers to and from a
2 facilitator pursuant to a tax deferred exchange;

3 (5) A transfer of an interest that is less than fee simple, except
4 that the transfer of a vendee's interest under a real estate contract
5 is subject to the requirements of this chapter; (~~and~~)

6 (6) A transfer made by the personal representative of the estate of
7 the decedent or by a trustee in bankruptcy; and

8 (7) A transfer of new residential construction, if the seller is
9 registered under chapter 18.27 RCW, and if the buyer is the first
10 purchaser.

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