
HOUSE BILL 1570

State of Washington

55th Legislature

1997 Regular Session

By Representatives Sherstad, L. Thomas, Mielke, Smith, Cairnes, Dunn, Thompson, McMorris, Crouse and Honeyford

Read first time 01/30/97. Referred to Committee on Commerce & Labor.

1 AN ACT Relating to disclosure for transfers of new residential
2 construction; 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 (1) Except as provided in subsection (2) of this section, this
7 chapter does not apply to the following transfers of residential real
8 property:

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

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

14 ~~((3))~~ (c) A transfer between spouses in connection with a marital
15 dissolution;

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

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

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

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

8 (g) 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 and occupant.

11 (2) This chapter applies to transfers of residential real property
12 exempt under this section, if the seller provides to the buyer a
13 completed real property transfer disclosure statement in the form
14 described in RCW 64.06.020(1).

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