
HOUSE BILL 1603

State of Washington

55th Legislature

1997 Regular Session

By Representatives Clements, McMorris, Honeyford, L. Thomas, Mielke and Sullivan

Read first time 02/03/97. Referred to Committee on Commerce & Labor.

1 AN ACT Relating to residential real property transfers; adding a
2 new section to chapter 64.06 RCW; and creating a new section.

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

4 NEW SECTION. **Sec. 1.** A new section is added to chapter 64.06 RCW
5 to read as follows:

6 In a transaction for the sale of new residential real property, the
7 seller shall deliver to the buyer a lien information statement, unless
8 the buyer expressly waives the right to receive the statement, or
9 unless the transfer is exempt under RCW 64.06.010. The seller shall
10 deliver to the buyer the lien information statement by the fifth
11 business day, or as otherwise agreed to, after mutual acceptance of a
12 written agreement between the buyer and the seller for the purchase and
13 sale of residential real property. Upon delivery, the seller shall
14 verbally explain the lien information statement to the buyer, and both
15 the buyer and seller shall date and sign the statement. The lien
16 information statement is in addition to, and is a part of, the real
17 property transfer disclosure form required under RCW 64.06.020. The
18 lien information statement must be substantially in the following form

1 using bold, upper-case twelve-point type, underlined, where
2 appropriate:

3 **INSTRUCTIONS TO THE BUYER:**

4 **READ THIS NOTICE CAREFULLY.** FOR YOUR PROTECTION YOU MUST DATE AND SIGN THIS LIEN
5 INFORMATION STATEMENT. DELIVERY OF THIS STATEMENT BY THE SELLER OF THE PROPERTY
6 DESCRIBED BELOW MUST OCCUR BY THE FIFTH (5TH) BUSINESS DAY, UNLESS OTHERWISE AGREED
7 WITH THE SELLER, AFTER MUTUAL ACCEPTANCE OF A WRITTEN CONTRACT TO PURCHASE BETWEEN
8 YOU AND THE SELLER.

9 **PROTECT YOURSELF FROM PAYING TWICE**

10 SELLER RE: (DESCRIPTION OF PROPERTY: STREET ADDRESS OR GENERAL LOCATION.)

11 BUYER:

12 UNDER WASHINGTON LAW, THOSE WHO FURNISHED LABOR, PROFESSIONAL SERVICES, MATERIALS,
13 OR EQUIPMENT FOR THE CONSTRUCTION, REPAIR, REMODEL, OR ALTERATION OF THE ABOVE-
14 DESCRIBED PROPERTY, AND WHO WERE NOT PAID, HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR
15 PAYMENT AGAINST THE PROPERTY DESCRIBED ABOVE. THIS CLAIM IS KNOWN AS A
16 CONSTRUCTION LIEN.

17 **YOU MAY PURCHASE EXTENDED TITLE INSURANCE FROM A TITLE INSURANCE COMPANY TO PROTECT**
18 **YOU FROM LIABILITY FOR LEGALLY FILED LIENS AGAINST THE PROPERTY.** TO FIND OUT HOW
19 THE LIEN LAW WORKS, YOU MAY CALL THE CONSUMER PROTECTION DIVISION OF THE ATTORNEY
20 GENERAL'S OFFICE AT TELEPHONE NUMBER 1-800-551-4636 (TTY 1-800-276-9883).

21 **Acknowledgment of seller:**

22 As seller(s), I/we delivered this lien disclosure statement to the
23 buyer named above and acknowledge that this statement was verbally
24 explained to the buyer(s).

25 Seller: _____

26 Date: _____

27 Address: _____

28 Telephone: _____

29 **Acknowledgment of buyer:**

30 As buyer(s), I/we acknowledge receipt of this lien information
31 statement that was verbally explained to us by the buyer.

32 Buyer: _____

33 Address: _____

34 Telephone: _____

1 NEW SECTION. **Sec. 2.** The lien information statement is for
2 information only and shall not be considered part of any written
3 agreement between the buyer and seller of residential real property.

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