HOUSE BILL 1011

Chapter 17, Laws of 2019

66th Legislature
2019 Regular Session

RESIDENTIAL REAL ESTATE DISCLOSURES--WORKING FORESTS

EFFECTIVE DATE: July 28, 2019

Passed by the House March 7, 2019
Yeas 98  Nays 0

FRANK CHOPP
Speaker of the House of Representatives

Passed by the Senate March 29, 2019
Yeas 46  Nays 0

CYRUS HABIB
President of the Senate

Approved April 8, 2019 2:38 PM

CERTIFICATE
I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is HOUSE BILL 1011 as passed by House of Representatives and the Senate on the dates hereon set forth.

BERNARD DEAN
Chief Clerk

JAY INSLEE
Governor of the State of Washington

Secretary of State
State of Washington

CERTIFICATION OF ENROLLMENT
AN ACT Relating to improving the accuracy of the residential real estate disclosure statement associated with the Washington right to farm act by providing a more complete description of the scope of RCW 7.48.305 through references related to working forests; amending RCW 64.06.022; and creating new sections.

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

NEW SECTION. Sec. 1. (1) The legislature finds that maintaining the ecological and economic benefits of Washington's working forests is a critical part of planning for a fast-growing population and a changing climate. Sustainable, thriving working forests offer multiple benefits to the state, including clean water and air, fish and wildlife habitat, carbon storage, areas of open space and green amidst constant development pressures, and a strong economic base for rural jobs and statewide economic diversity.

(2) The legislature further finds that RCW 7.48.305, also known as the Washington right to farm act, provides certain protections from nuisance lawsuits arising from standard agricultural and forest practices. However, the mandatory real estate disclosure statement that provides residential home purchasers with notice of the right to farm act expressly notifies home buyers of the law's protections for

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nearby agricultural operations but fails to provide that same notice for nearby forestry operations.

(3) The legislature further finds that modifying the real estate disclosure statement relating to the right to farm act to include working forests gives home buyers a more accurate description of the effect of the right to farm act and Washington's science-based forest practices regulations that protect the state's public resources. This is important as population growth encroaches into forestland and brings residential land uses into areas historically dominated by commercial forestry.

Sec. 2. RCW 64.06.022 and 2010 c 64 s 4 are each amended to read as follows:

A seller of residential real property shall make available to the buyer the following statement: "This notice is to inform you that the real property you are considering for purchase may lie in close proximity to a farm or working forest. The operation of a farm or working forest involves usual and customary agricultural practices or forest practices, which are protected under RCW 7.48.305, the Washington right to farm act."

NEW SECTION. Sec. 3. This act applies prospectively only and not retroactively. It applies only to sales of property that arise on or after January 1, 2020.

Passed by the House March 7, 2019.
Passed by the Senate March 29, 2019.
Approved by the Governor April 8, 2019.
Filed in Office of Secretary of State April 8, 2019.

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