

SENATE BILL REPORT

SB 5951

As of February 27, 2003

Title: An act relating to the duty of a residential real property buyer to check for public information regarding known criminals or criminal activity.

Brief Description: Acknowledging a residential real property buyer's duty to check for known criminals and criminal activity.

Sponsors: Senators Prentice, Kastama, Franklin and Rasmussen.

Brief History:

Committee Activity: Financial Services, Insurance & Housing: 2/27/03.

SENATE COMMITTEE ON FINANCIAL SERVICES, INSURANCE & HOUSING

Staff: Alison Mendiola-Hamilton (786-7576)

Background: In the sale of residential real estate, the seller provides the buyer with a disclosure form, unless the buyer waives his or her right to receive the disclosure statement.

Within this form, the buyer acknowledges his or her duty to pay diligent attention to any material defects which the buyer knows of or could know about.

Summary of Bill: The seller disclosure form is expanded. As part of the buyer's acknowledgment, the buyer's duty to pay diligent attention to material defects may include checking with local law enforcement for any public information regarding known criminals or criminal activity.

Appropriation: None.

Fiscal Note: Not requested.

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