
**Consumer Protection & Business
Committee**

HB 2501

Brief Description: Revising the real estate seller disclosure notice to reflect changes in the pollution liability insurance agency's home heating oil tank insurance program.

Sponsors: Representatives Klicker, Fey, Ryu, Stuebe, Barkis, Barnard, Dufault, Ramel and Reed.

Brief Summary of Bill

- Changes the statement that a seller of residential real property must make available to the buyer regarding oil tanks for heating purposes and the Pollution Liability Insurance Agency, to say remediation assistance for heating oil contamination, instead of no cost insurance, may be available.

Hearing Date: 1/28/26

Staff: Peter Clodfelter (786-7127).

Background:

Seller Disclosure Statement—Oil Tank for Heating Purposes.

A seller of residential real property must make available to the buyer the following statement: "This notice is to inform you that if the real property you are considering for purchase utilizes an oil tank for heating purposes, no cost insurance may be available from the pollution liability insurance agency."

Pollution Liability Insurance Agency.

The Pollution Liability Insurance Agency (PLIA) offers programs to help people who own underground storage tanks and heating oil tanks. This includes loans and grants for assistance

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with the costs of cleaning up spills and upgrading tanks; technical advice and written opinions to those who are cleaning up contamination from petroleum or heating oil; and help for owners and operators of petroleum underground storage tanks through a Financial Assurance Program to meet the legal requirement to have a financial plan in place for potential cleanup costs.

On July 1, 2025, the PLIA completed the transition of the Heating Oil Insurance Program into the Heating Oil Loan and Grant Program. Preliminary planning assessments and grants up to \$60,000 and loans up to \$68,000 are available to eligible property owners whose application is selected.

Summary of Bill:

Seller Disclosure Statement—Oil Tank for Heating Purposes.

The statement that a seller of residential real property must make available to the buyer is changed to say the following: "This notice is to inform you that if the real property you are considering for purchase utilizes an oil tank for heating purposes, remediation assistance for heating oil contamination may be available. Contact the Washington State Pollution Liability Insurance Agency for more information."

Prospective Application of Bill.

The bill applies prospectively only and not retroactively. It applies only to sales of property that arise on or after January 1, 2027.

Appropriation: None.

Fiscal Note: Available.

Effective Date: The bill takes effect on January 1, 2027.