

FINAL BILL REPORT

SHB 2723

C 77 L 06

Synopsis as Enacted

Brief Description: Changing the seller's real estate disclosure of proximity to farming.

Sponsors: By House Committee on Economic Development, Agriculture & Trade (originally sponsored by Representatives Tom, Lantz, Priest, Clibborn, Shabro, Hunter and Green).

House Committee on Economic Development, Agriculture & Trade
Senate Committee on Financial Institutions, Housing & Consumer Protection

Background:

With certain exceptions and under specified circumstances, a seller of residential real property must provide a buyer with a transfer disclosure statement that follows a statutorily-prescribed format with specified content. The form includes a statement that disclosure of the condition of the property is being made based on the seller's actual knowledge of the property at the time the form is completed. Required disclosures pertain to real property conditions such as title, water, sewer, structure, systems and fixtures, and common interests.

In addition, a seller of residential real property located within one mile of the property boundary of a farm or farm operation must disclose the farm's existence and inform a buyer that farming practices, protected by the Right to Farm Act, may produce noise, dust, odors and other association conditions.

Summary:

A seller of residential real property must make available to a buyer a statement that the property for sale may be located in close proximity to a farm and that the farm's operation involves customary practices that are protected under the Washington Right to Farm Act. (This statement replaces the current requirement to disclose the existence of a farm within one mile of residential real property that is for sale.)

Votes on Final Passage:

House	97	1
Senate	47	0

Effective: June 7, 2006