
SUBSTITUTE HOUSE BILL 2710

State of Washington

65th Legislature

2018 Regular Session

By House Business & Financial Services (originally sponsored by Representatives Reeves, Barkis, Kilduff, and Graves)

READ FIRST TIME 01/26/18.

1 AN ACT Relating to improving the accuracy of the residential real
2 estate disclosure statement associated with the Washington right to
3 farm act by providing a more complete description of the scope of RCW
4 7.48.305 through references related to working forests; amending RCW
5 64.06.022; and creating new sections.

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

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

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

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

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

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

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

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

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