

FINAL BILL REPORT

SHB 1064

C 25 L 21
Synopsis as Enacted

Brief Description: Requiring the disclosure of high-speed internet access availability in the seller's disclosure statement.

Sponsors: House Committee on Consumer Protection & Business (originally sponsored by Representatives Eslick, Kloba, Leavitt, Wylie, Gregerson, Ryu, Young, Robertson, Kirby and Fey).

House Committee on Consumer Protection & Business
Senate Committee on Business, Financial Services & Trade

Background:

Absent an express waiver or exemption, sellers of improved residential real property must provide buyers with a completed seller disclosure statement no later than five business days after mutual acceptance of a written purchase agreement. The disclosure statement requires the seller to answer yes, no, or don't know on a list of items, and if the question requires, the seller is given space to provide more details. The seller disclosure statement includes the following categories:

- title;
- water;
- sewer or on-site sewage system;
- structural;
- systems and fixtures;
- homeowners' association or common interests;
- environmental;
- manufactured and mobile homes; and
- full disclosure by sellers.

Within three business days of receipt of the disclosure statement, the buyer may approve and accept the disclosure statement or rescind the purchase agreement. If the disclosure statement is delivered late or not delivered, the buyer's right to rescind expires the earlier of

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three days after receipt of the disclosure statement or the date the transfer closes.

Summary:

For residential real estate transactions executed on or after January 1, 2022, the seller disclosure statement is amended to include questions about whether the property currently has Internet access and who the provider is. The seller may answer by providing the information or by checking the don't know boxes.

Votes on Final Passage:

House	96	0
Senate	46	0

Effective: July 25, 2021