
SUBSTITUTE HOUSE BILL 1064

State of Washington

67th Legislature

2021 Regular Session

By House Consumer Protection & Business (originally sponsored by Representatives Eslick, Kloba, Leavitt, Wylie, Gregerson, Ryu, Young, Robertson, Kirby, and Fey)

READ FIRST TIME 01/29/21.

1 AN ACT Relating to disclosing the availability of high-speed
2 internet access; amending RCW 64.06.020; and creating a new section.

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

4 **Sec. 1.** RCW 64.06.020 and 2019 c 455 s 3 are each amended to
5 read as follows:

6 (1) In a transaction for the sale of improved residential real
7 property, the seller shall, unless the buyer has expressly waived the
8 right to receive the disclosure statement under RCW 64.06.010, or
9 unless the transfer is otherwise exempt under RCW 64.06.010, deliver
10 to the buyer a completed seller disclosure statement in the following
11 format and that contains, at a minimum, the following information:

12 INSTRUCTIONS TO THE SELLER

13 Please complete the following form. Do not leave any spaces blank. If
14 the question clearly does not apply to the property write "NA." If
15 the answer is "yes" to any * items, please explain on attached
16 sheets. Please refer to the line number(s) of the question(s) when
17 you provide your explanation(s). For your protection you must date
18 and sign each page of this disclosure statement and each attachment.
19 Delivery of the disclosure statement must occur not later than five

1 business days, unless otherwise agreed, after mutual acceptance of a
2 written contract to purchase between a buyer and a seller.

3 NOTICE TO THE BUYER

4 THE FOLLOWING DISCLOSURES ARE MADE BY SELLER ABOUT THE CONDITION OF
5 THE PROPERTY LOCATED AT.
6 ("THE PROPERTY"), OR AS LEGALLY DESCRIBED ON ATTACHED EXHIBIT A.

7 SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR
8 MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE
9 PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT.
10 UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE
11 BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS
12 DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A
13 SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR
14 SELLER'S AGENT. IF THE SELLER DOES NOT GIVE YOU A COMPLETED
15 DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR
16 TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT.

17 THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE
18 REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS
19 INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART
20 OF ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.

21 FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF
22 THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF
23 QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT
24 LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS,
25 ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER
26 TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE
27 BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR
28 INSPECTIONS OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A
29 CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS
30 OR WARRANTIES.

31 Seller is/ is not occupying the property.

32 **I. SELLER'S DISCLOSURES:**

33 *If you answer "Yes" to a question with an asterisk (*), please explain your
34 answer and attach documents, if available and not otherwise publicly recorded. If
35 necessary, use an attached sheet.

36 **1. TITLE**

1 Yes No Don't know A. Do you have legal authority to sell
2 the property? If no, please explain.
3 Yes No Don't know *B. Is title to the property subject to
4 any of the following?
5 (1) First right of refusal
6 (2) Option
7 (3) Lease or rental agreement
8 (4) Life estate?
9 Yes No Don't know *C. Are there any encroachments,
10 boundary agreements, or boundary
11 disputes?
12 Yes No Don't know *D. Is there a private road or easement
13 agreement for access to the property?
14 Yes No Don't know *E. Are there any rights-of-way,
15 easements, or access limitations that
16 may affect the Buyer's use of the
17 property?
18 Yes No Don't know *F. Are there any written agreements
19 for joint maintenance of an easement
20 or right-of-way?
21 Yes No Don't know *G. Is there any study, survey project,
22 or notice that would adversely affect
23 the property?
24 Yes No Don't know *H. Are there any pending or existing
25 assessments against the property?
26 Yes No Don't know *I. Are there any zoning violations,
27 nonconforming uses, or any unusual
28 restrictions on the property that would
29 affect future construction or
30 remodeling?
31 Yes No Don't know *J. Is there a boundary survey for the
32 property?
33 Yes No Don't know *K. Are there any covenants,
34 conditions, or restrictions recorded
35 against the property?
36 **2. WATER**
37 A. Household Water

1			(1) The source of water for the
2			property is:
3			<input type="checkbox"/> Private or publicly owned
4			water system
5			<input type="checkbox"/> Private well serving only the
6			subject property
7			* <input type="checkbox"/> Other water system
8	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
9			*If shared, are there any written
10	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
11			* <input type="checkbox"/> (2) Is there an easement
12			(recorded or unrecorded) for
13			access to and/or maintenance of
14	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
15			* <input type="checkbox"/> (3) Are there any problems or
16	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
17			(4) During your ownership, has
18			the source provided an adequate
19			year-round supply of potable
20	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
21			* <input type="checkbox"/> (5) Are there any water
22			treatment systems for the
23			property? If yes, are they
24	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
25			<input type="checkbox"/> Leased <input type="checkbox"/> Owned
26	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
27			* <input type="checkbox"/> (6) Are there any water rights
28			for the property associated with
29	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
30			(a) If yes, has the water right
31			permit, certificate, or claim been
32			assigned, transferred, or
33			changed?
34			* <input type="checkbox"/> (b) If yes, has all or any portion
35			of the water right not been used
36			for five or more successive
37	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't know
38			* <input type="checkbox"/> (7) Are there any defects in the
39			operation of the water system
			(e.g. pipes, tank, pump, etc.)?

B. Irrigation Water

Yes No Don't know (1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim?

Yes No Don't know *(a) If yes, has all or any portion of the water right not been used for five or more successive years?

Yes No Don't know *(b) If so, is the certificate available? (If yes, please attach a copy.)

Yes No Don't know *(c) If so, has the water right permit, certificate, or claim been assigned, transferred, or changed?

Yes No Don't know *(2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity? If so, please identify the entity that supplies water to the property:

C. Outdoor Sprinkler System

Yes No Don't know (1) Is there an outdoor sprinkler system for the property?

Yes No Don't know *(2) If yes, are there any defects in the system?

Yes No Don't know *(3) If yes, is the sprinkler system connected to irrigation water?

3. SEWER/ON-SITE SEWAGE SYSTEM

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A. The property is served by:
 Public sewer system,
 On-site sewage system (including pipes, tanks, drainfields, and all other component parts)
 Other disposal system, please describe:

Yes No Don't know B. If public sewer system service is available to the property, is the house connected to the sewer main? If no, please explain.

Yes No Don't know *C. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?

D. If the property is connected to an on-site sewage system:

Yes No Don't know * (1) Was a permit issued for its construction, and was it approved by the local health department or district following its construction?

(2) When was it last pumped?
.....

Yes No Don't know * (3) Are there any defects in the operation of the on-site sewage system?

Don't know (4) When was it last inspected?
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By whom:

Don't know (5) For how many bedrooms was the on-site sewage system approved?
..... bedrooms

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Yes No Don't know E. Are all plumbing fixtures, including laundry drain, connected to the sewer/on-site sewage system? If no, please explain:

Yes No Don't know *F. Have there been any changes or repairs to the on-site sewage system?

Yes No Don't know G. Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property? If no, please explain.
.....

Yes No Don't know *H. Does the on-site sewage system require monitoring and maintenance services more frequently than once a year?
.....

NOTICE: IF THIS RESIDENTIAL REAL PROPERTY DISCLOSURE STATEMENT IS BEING COMPLETED FOR NEW CONSTRUCTION WHICH HAS NEVER BEEN OCCUPIED, THE SELLER IS NOT REQUIRED TO COMPLETE THE QUESTIONS LISTED IN ITEM 4. STRUCTURAL OR ITEM 5. SYSTEMS AND FIXTURES

4. STRUCTURAL

Yes No Don't know *A. Has the roof leaked within the last five years?

Yes No Don't know *B. Has the basement flooded or leaked?

Yes No Don't know *C. Have there been any conversions, additions, or remodeling?

Yes No Don't know *(1) If yes, were all building permits obtained?

Yes No Don't know *(2) If yes, were all final inspections obtained?

Yes No Don't know D. Do you know the age of the house? If yes, year of original construction:

Yes No Don't know *E. Has there been any settling, slippage, or sliding of the property or its improvements?

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Yes No Don't know *F. Are there any defects with the following: (If yes, please check applicable items and explain.)

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|--|---|---|
| <input type="checkbox"/> Foundations | <input type="checkbox"/> Decks | <input type="checkbox"/> Exterior Walls |
| <input type="checkbox"/> Chimneys | <input type="checkbox"/> Interior Walls | <input type="checkbox"/> Fire Alarm |
| <input type="checkbox"/> Doors | <input type="checkbox"/> Windows | <input type="checkbox"/> Patio |
| <input type="checkbox"/> Ceilings | <input type="checkbox"/> Slab Floors | <input type="checkbox"/> Driveways |
| <input type="checkbox"/> Pools | <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Sauna |
| <input type="checkbox"/> Sidewalks | <input type="checkbox"/> Outbuildings | <input type="checkbox"/> Fireplaces |
| <input type="checkbox"/> Garage Floors | <input type="checkbox"/> Walkways | <input type="checkbox"/> Siding |
| <input type="checkbox"/> Other | <input type="checkbox"/> Woodstoves | <input type="checkbox"/> Elevators |
| <input type="checkbox"/> Incline Elevators | <input type="checkbox"/> Stairway Chair | <input type="checkbox"/> Wheelchair Lifts |

Lifts

Yes No Don't know *G. Was a structural pest or "whole house" inspection done? If yes, when and by whom was the inspection completed?

Yes No Don't know H. During your ownership, has the property had any wood destroying organism or pest infestation?

Yes No Don't know I. Is the attic insulated?

Yes No Don't know J. Is the basement insulated?

5. SYSTEMS AND FIXTURES

*A. If any of the following systems or fixtures are included with the transfer, are there any defects? If yes, please explain.

Yes No Don't know Electrical system, including wiring, switches, outlets, and service

Yes No Don't know Plumbing system, including pipes, faucets, fixtures, and toilets

Yes No Don't know Hot water tank

Yes No Don't know Garbage disposal

Yes No Don't know Appliances

Yes No Don't know Sump pump

1 Yes No Don't know Heating and cooling systems

2 Yes No Don't know Security system

3 Owned Leased

4 Other

5 *B. If any of the following fixtures or

6 property is included with the transfer,

7 are they leased? (If yes, please attach

8 copy of lease.)

9 Yes No Don't know Security system

10 Yes No Don't know Tanks (type):

11 Yes No Don't know Satellite dish

12 Other:

13 *C. Are any of the following kinds of

14 wood burning appliances present at

15 the property?

16 Yes No Don't know (1) Woodstove?

17 Yes No Don't know (2) Fireplace insert?

18 Yes No Don't know (3) Pellet stove?

19 Yes No Don't know (4) Fireplace?

20 Yes No Don't know If yes, are all of the (1)

21 woodstoves or (2) fireplace

22 inserts certified by the U.S.

23 Environmental Protection

24 Agency as clean burning

25 appliances to improve air quality

26 and public health?

27 Yes No Don't know D. Is the property located within a

28 city, county, or district or within a

29 department of natural resources fire

30 protection zone that provides fire

31 protection services?

32 Yes No Don't know E. Is the property equipped with

33 carbon monoxide alarms?

34 (Note: Pursuant to RCW 19.27.530,

35 seller must equip the residence with

36 carbon monoxide alarms as required

37 by the state building code.)

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Yes No Don't know F. Is the property equipped with smoke detection devices?

(Note: Pursuant to RCW 43.44.110, if the property is not equipped with at least one smoke detection device, at least one must be provided by the seller.)

Yes No Don't know G. Does the property currently have internet service?

 Don't know Provider

6. HOMEOWNERS' ASSOCIATION/Common INTERESTS

Yes No Don't know A. Is there a Homeowners' Association? Name of Association and contact information for an officer, director, employee, or other authorized agent, if any, who may provide the association's financial statements, minutes, bylaws, fining policy, and other information that is not publicly available:

Yes No Don't know B. Are there regular periodic assessments:

\$. . . per Month Year
 Other

Yes No Don't know *C. Are there any pending special assessments?

Yes No Don't know *D. Are there any shared "common areas" or any joint maintenance agreements (facilities such as walls, fences, landscaping, pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)?

7. ENVIRONMENTAL

1 Yes No Don't know *A. Have there been any flooding,
2 standing water, or drainage problems
3 on the property that affect the property
4 or access to the property?
5 Yes No Don't know *B. Does any part of the property
6 contain fill dirt, waste, or other fill
7 material?
8 Yes No Don't know *C. Is there any material damage to
9 the property from fire, wind, floods,
10 beach movements, earthquake,
11 expansive soils, or landslides?
12 Yes No Don't know D. Are there any shorelines, wetlands,
13 floodplains, or critical areas on the
14 property?
15 Yes No Don't know *E. Are there any substances,
16 materials, or products in or on the
17 property that may be environmental
18 concerns, such as asbestos,
19 formaldehyde, radon gas, lead-based
20 paint, fuel or chemical storage tanks,
21 or contaminated soil or water?
22 Yes No Don't know *F. Has the property been used for
23 commercial or industrial purposes?
24 Yes No Don't know *G. Is there any soil or groundwater
25 contamination?
26 Yes No Don't know *H. Are there transmission poles or
27 other electrical utility equipment
28 installed, maintained, or buried on the
29 property that do not provide utility
30 service to the structures on the
31 property?
32 Yes No Don't know *I. Has the property been used as a
33 legal or illegal dumping site?
34 Yes No Don't know *J. Has the property been used as an
35 illegal drug manufacturing site?
36 Yes No Don't know *K. Are there any radio towers in the
37 area that cause interference with
38 cellular telephone reception?

8. MANUFACTURED AND MOBILE HOMES

If the property includes a manufactured or mobile home,

Yes No Don't know *A. Did you make any alterations to the home? If yes, please describe the alterations:

Yes No Don't know *B. Did any previous owner make any alterations to the home?

Yes No Don't know *C. If alterations were made, were permits or variances for these alterations obtained?

9. FULL DISCLOSURE BY SELLERS

A. Other conditions or defects:

Yes No Don't know *Are there any other existing material defects affecting the property that a prospective buyer should know about?

B. Verification:

The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy hereof. I/we authorize all of my/our real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate licensees and all prospective buyers of the property.

DATE SELLER SELLER

NOTICE TO THE BUYER

INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS.

II. BUYER'S ACKNOWLEDGMENT

- 1 A. Buyer hereby acknowledges that: Buyer has a duty to pay
- 2 diligent attention to any material defects that are known to
- 3 Buyer or can be known to Buyer by utilizing diligent
- 4 attention and observation.
- 5 B. The disclosures set forth in this statement and in any
- 6 amendments to this statement are made only by the Seller
- 7 and not by any real estate licensee or other party.
- 8 C. Buyer acknowledges that, pursuant to RCW 64.06.050(2),
- 9 real estate licensees are not liable for inaccurate
- 10 information provided by Seller, except to the extent that
- 11 real estate licensees know of such inaccurate information.
- 12 D. This information is for disclosure only and is not intended
- 13 to be a part of the written agreement between the Buyer
- 14 and Seller.
- 15 E. Buyer (which term includes all persons signing the
- 16 "Buyer's acceptance" portion of this disclosure statement
- 17 below) has received a copy of this Disclosure Statement
- 18 (including attachments, if any) bearing Seller's signature.

19 DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY
 20 SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME
 21 SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS BUYER AND SELLER
 22 OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE BUSINESS DAYS FROM
 23 THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT
 24 TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN
 25 STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU MAY WAIVE
 26 THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE
 27 AGREEMENT.

28 BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE
 29 STATEMENT AND ACKNOWLEDGES THAT THE DISCLOSURES MADE HEREIN ARE THOSE
 30 OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE LICENSEE OR OTHER
 31 PARTY.

32 DATE BUYER BUYER.

33 (2) If the disclosure statement is being completed for new
 34 construction which has never been occupied, the disclosure statement
 35 is not required to contain and the seller is not required to complete
 36 the questions listed in item 4. Structural or item 5. Systems and
 37 Fixtures.

1 (3) The seller disclosure statement shall be for disclosure only,
2 and shall not be considered part of any written agreement between the
3 buyer and seller of residential property. The seller disclosure
4 statement shall be only a disclosure made by the seller, and not any
5 real estate licensee involved in the transaction, and shall not be
6 construed as a warranty of any kind by the seller or any real estate
7 licensee involved in the transaction.

8 NEW SECTION. **Sec. 2.** This act applies to real estate
9 transactions entered into on or after January 1, 2022.

--- END ---