

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 252 Session of
2003

INTRODUCED BY GEORGE, BELFANTI, BEBKO-JONES, BELARDI, DeLUCA,
DIVEN, EACHUS, FICHTER, FREEMAN, HARHAI, HENNESSEY, HORSEY,
JOSEPHS, LAUGHLIN, LEACH, GOODMAN, McILHATTAN, MELIO, MUNDY,
RUFFING, SOLOBAY, SURRA, TIGUE, WALKO AND YOUNGBLOOD,
FEBRUARY 12, 2003

REFERRED TO COMMITTEE ON PROFESSIONAL LICENSURE,
FEBRUARY 12, 2003

AN ACT

1 Amending Title 68 (Real and Personal Property) of the
2 Pennsylvania Consolidated Statutes, further providing for
3 disclosure form.

4 The General Assembly of the Commonwealth of Pennsylvania
5 hereby enacts as follows:

6 Section 1. Section 7304(b) of Title 68 of the Pennsylvania
7 Consolidated Statutes is amended to read:

8 § 7304. Disclosure form.

9 * * *

10 (b) Contents of property disclosure statement.--The form of
11 property disclosure statement promulgated by the State Real
12 Estate Commission shall call for disclosures with respect to all
13 of the following subjects:

14 (1) Seller's expertise in contracting, engineering,
15 architecture or other areas related to the construction and
16 conditions of the property and its improvements.

- (2) When the property was last occupied by the seller.
- (3) Roof.
- (4) Basements and crawl spaces.
- (5) Termites/wood destroying insects, dry rot and pests.
- (6) Structural problems.
- (7) Additions, remodeling and structural changes to the property.
- (8) Water and sewage systems or service.
- (9) Plumbing system.
- (10) Heating and air conditioning.
- (11) Electrical system.
- (12) Other equipment and appliances included in the sale.
- (13) Soils, drainage and boundaries.
- (14) Presence of hazardous substances.
- (15) Condominiums and other homeowners associations.
- (16) Legal issues affecting title or that would interfere with use and enjoyment of the property.
- (17) Sewage sludge application within the last 15 years.

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Section 2. This act shall take effect in 60 days.