
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 816 Session of
2007

INTRODUCED BY ROBBINS, ORIE, COSTA, MADIGAN, BOSCOLA, BROWNE,
FONTANA, EARLL, KASUNIC, PUNT, LAVALLE, RAFFERTY, LOGAN,
RHOADES, TARTAGLIONE, D. WHITE AND WONDERLING, MAY 2, 2007

REFERRED TO CONSUMER PROTECTION AND PROFESSIONAL LICENSURE,
MAY 2, 2007

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 of Title 68 of the Pennsylvania
7 Consolidated Statutes is amended to read:

8 § 7304. Disclosure form.

9 (a) General rule.--A form of property disclosure statement
10 that satisfies the requirements of this chapter shall be
11 promulgated by the State Real Estate Commission. Nothing in this
12 chapter shall preclude a seller from using a form of property
13 disclosure statement that contains additional provisions that
14 require greater specificity or that call for the disclosure of
15 the condition or existence of other features of the property.

16 (b) Contents of property disclosure statement.--The form of
17 property disclosure statement promulgated by the State Real

1 Estate Commission shall call for disclosures with respect to all
2 of the following subjects:

- 3 (1) Seller's expertise in contracting, engineering,
4 architecture or other areas related to the construction and
5 conditions of the property and its improvements.
- 6 (2) When the property was last occupied by the seller.
- 7 (3) Roof.
- 8 (4) Basements and crawl spaces.
- 9 (5) Termites/wood destroying insects, dry rot and pests.
- 10 (6) Structural problems.
- 11 (7) Additions, remodeling and structural changes to the
12 property.
- 13 (8) Water and sewage systems or service.
- 14 (9) Plumbing system.
- 15 (10) Heating and air conditioning.
- 16 (11) Electrical system.
- 17 (12) Other equipment and appliances included in the
18 sale.
- 19 (13) Soils, drainage and boundaries.
- 20 (14) Presence of hazardous substances.
- 21 (15) Condominiums and other homeowners associations.
- 22 (16) Legal issues affecting title or that would
23 interfere with use and enjoyment of the property.
- 24 (17) Prior use of the premises for the manufacture of
25 methamphetamine, MDMA (ecstasy) or lysergic acid diethylamide
26 (LSD).

27 (c) Transitional rule.--Until a form of property disclosure
28 statement has been promulgated by the commission, the form
29 prescribed under the act of July 2, 1996 (P.L.500, No.84), known
30 as the Real Estate Seller Disclosure Act, shall be deemed to be

1 the form contemplated under subsection (b).

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