

AN ACT

1 Amending Title 68 (Real and Personal Property) of the
2 Pennsylvania Consolidated Statutes, in seller disclosures,
3 further providing for 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, amended June 19, 2015 (P.L.23, No.6), is
8 amended and the section is amended by adding a subsection to
9 read:

10 § 7304. Disclosure form.

11 * * *

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

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

- 1 (2) When the property was last occupied by the seller.
- 2 (3) Roof.
- 3 (4) Basements and crawl spaces.
- 4 (5) Termites/wood destroying insects, dry rot and pests.
- 5 (6) Structural problems.
- 6 (7) Additions, remodeling and structural changes to the
- 7 property.
- 8 (8) Water and sewage systems or service.
- 9 (9) Plumbing system.
- 10 (10) Heating and air conditioning.
- 11 (11) Electrical system.
- 12 (12) Other equipment and appliances included in the
- 13 sale.
- 14 (13) Soils, drainage, boundaries and sinkholes.
- 15 (14) Presence of hazardous substances.
- 16 (14.1) Previous use of premises as a methamphetamine
- 17 lab.
- 18 (15) Condominiums and other homeowners associations.
- 19 (16) Legal issues affecting title or that would
- 20 interfere with use and enjoyment of the property.
- 21 (17) Condition, if known, and location of all storm
- 22 water facilities, including a statement disclosing whether
- 23 ongoing maintenance of the storm water facilities is the
- 24 responsibility of the property owner or the responsibility of
- 25 another person or entity.

26 * * *

27 (d) Definition.--As used in this section, the following

28 words and phrases shall have the meanings given to them in this

29 subsection unless the context clearly indicates otherwise:

30 "Methamphetamine lab." An area where methamphetamine or its

1 immediate precursors have been or were attempted to be
2 manufactured, processed, cooked, disposed of or stored and all
3 proximate areas likely to be contaminated as a result of the
4 manufacturing, processing, cooking, disposing or storing.

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