
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2009 Session of
2015

INTRODUCED BY SONNEY, BAKER, BOBACK, V. BROWN, D. COSTA AND DAY,
APRIL 21, 2016

REFERRED TO COMMITTEE ON URBAN AFFAIRS, APRIL 21, 2016

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.