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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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SENATE BILL

No. 50 Session of  
2017

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INTRODUCED BY GREENLEAF, SCARNATI, FOLMER, FONTANA, COSTA,  
HAYWOOD, BOSCOLA AND RAFFERTY, JANUARY 12, 2017

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REFERRED TO URBAN AFFAIRS AND HOUSING, JANUARY 12, 2017

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AN ACT

1 Amending Title 68 (Real and Personal Property) of the  
2 Pennsylvania Consolidated Statutes, in seller disclosures,  
3 further providing for real estate seller 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 by adding a paragraph 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 \* \* \*

15 (18) The property's location in a flood zone or wetland  
16 area and the property's flood history, including the  
17 frequency and the extent of flooding.

18 \* \* \*

1       Section 2.   Within 120 days of the effective date of this  
2 section, the State Real Estate Commission shall revise the  
3 property disclosure statement so that the statement conforms to  
4 68 Pa.C.S. § 7304(b) (18).

5       Section 3.   This act shall take effect immediately.