



General Assembly

February Session, 2002

Amendment

LCO No. 3626

HB0545603626HDO

Offered by:

REP. OREFICE, 37th Dist.

To: Subst. House Bill No. 5456

File No. 262

Cal. No. 163

**"AN ACT CONCERNING THE IDENTIFICATION OF OFF-SITE
CONDITIONS."**

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. (NEW) (*Effective October 1, 2002*) (a) With respect to a
4 contract for the sale of a one-to-four family residential real property, if
5 the seller provides written notice to the purchaser, prior to entering
6 into the contract, of the availability of the lists of hazardous waste
7 facilities pursuant to section 22a-134f of the general statutes, the seller
8 and any real estate licensee shall be deemed to have fully satisfied any
9 duty to disclose the presence of all hazardous waste facilities even if:
10 (1) The list required to be submitted pursuant to section 22a-134f of the
11 general statutes has not been submitted, (2) the list has not been
12 received or made available as required in section 22a-134f of the
13 general statutes, or (3) there is an error, omission or inaccuracy in the
14 list. The seller's provision of notice in accordance with this section shall
15 be a defense to any claim that the seller or any real estate licensee

16 failed to disclose the presence of hazardous waste facilities.

17 (b) Nothing in this section shall be construed to impose liability on a
18 seller or real estate licensee for failing to disclose the existence of
19 hazardous waste facilities.

20 (c) No seller or real estate licensee shall be required to compile, or
21 contribute to the compilation of, in whole or in part, the list required
22 pursuant to section 22a-134f of the general statutes."

This act shall take effect as follows:	
Section 1	<i>October 1, 2002</i>