



General Assembly

Amendment

January Session, 2007

LCO No. 6765

SB0110006765SRO

Offered by:
SEN. RORABACK, 30th Dist.

To: Subst. Senate Bill No. 1100

File No. 59

Cal. No. 121

"AN ACT CONCERNING OFFERS TO PURCHASE SUBDIVISION LOTS."

1 After the last section, add the following and renumber sections and
2 internal references accordingly:

3 "Sec. 501. (NEW) (*Effective July 1, 2007*) (a) Any owner of real
4 property upon which hunting or shooting sports regularly take place
5 may enter the location of such property on a list maintained by the
6 town clerk of any town within which such property is located. Each
7 entry shall include the name of the owner, the address of the subject
8 property, the corresponding map, block and lot number, and the
9 owner's signature and date of entry.

10 (b) Each town clerk shall maintain a list of properties disclosed
11 pursuant to subsection (a) of this section and shall make such list
12 available to the public for inspection. A notice of the availability of the
13 list shall be posted in the office of the town clerk in the area where the
14 municipal land records are kept.

15 (c) Nothing in this section shall be construed to impose liability on
 16 the owner of property upon which hunting or shooting sports take
 17 place for failing to enter the property on such list.

18 Sec. 502. Subdivision (2) of subsection (d) of section 20-327b of the
 19 general statutes is repealed and the following is substituted in lieu
 20 thereof (*Effective July 1, 2007*):

21 (2) Such form of the written residential disclosure report shall
 22 contain the following:

23 (A) A certification by the seller in the following form:

24 "To the extent of the seller's knowledge as a property owner, the
 25 seller acknowledges that the information contained above is true and
 26 accurate for those areas of the property listed. In the event a real estate
 27 broker or salesperson is utilized, the seller authorizes the brokers or
 28 salespersons to provide the above information to prospective buyers,
 29 selling agents or buyers' agents.

.... (Date)

.... (Seller)

.... (Date)

.... (Seller)"

30 (B) A certification by the buyer in the following form:

31 "The buyer is urged to carefully inspect the property and, if desired,
 32 to have the property inspected by an expert. The buyer understands
 33 that there are areas of the property for which the seller has no
 34 knowledge and that this disclosure statement does not encompass
 35 those areas. The buyer also acknowledges that the buyer has read and
 36 received a signed copy of this statement from the seller or seller's
 37 agent.

.... (Date)

.... (Seller)

.... (Date)

.... (Seller)"

38 (C) A statement concerning the responsibility of real estate brokers
39 in the following form:

40 "This report in no way relieves a real estate broker of the broker's
41 obligation under the provisions of section 20-328-5a of the Regulations
42 of Connecticut State Agencies to disclose any material facts. Failure to
43 do so could result in punitive action taken against the broker, such as
44 fines, suspension or revocation of license."

45 (D) A statement that any representations made by the seller on the
46 written residential disclosure report shall not constitute a warranty to
47 the buyer.

48 (E) A statement that the written residential disclosure report is not a
49 substitute for inspections, tests and other methods of determining the
50 physical condition of property.

51 (F) Information concerning environmental matters such as lead,
52 radon, subsurface sewage disposal, flood hazards and, if the residence
53 is or will be served by well water, as defined in section 21a-150, the
54 results of any water test performed for volatile organic compounds
55 and such other topics as the Commissioner of Consumer Protection
56 may determine would be of interest to a buyer.

57 (G) A statement that information concerning the residence address
58 of a person convicted of a crime may be available from law
59 enforcement agencies or the Department of Public Safety and that the
60 Department of Public Safety maintains a site on the Internet listing
61 information about the residence address of persons required to register
62 under section 54-251, 54-252, 54-253 or 54-254, who have so registered.

63 (H) A statement that a list of local properties upon which hunting or
64 shooting sports regularly take place may be of interest to the buyer.

65 Such list shall be available at the office of the town clerk and may not
66 be complete. No seller or real estate licensee shall be responsible or
67 liable for the accuracy or completeness of the information contained on
68 such list. Nothing in this subparagraph shall be construed to impose
69 liability on a seller or real estate licensee for failing to disclose the
70 existence of properties upon which hunting or shooting sports take
71 place."