



General Assembly

February Session, 2008

**Raised Bill No. 5874**

LCO No. 2953

\*02953\_\_\_\_\_ENV\*

Referred to Committee on Environment

Introduced by:  
(ENV)

**AN ACT CONCERNING ENVIRONMENTAL DISCLOSURE  
STATEMENTS AND THE SALE OF PROPERTY.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

- 1 Section 1. (NEW) (*Effective October 1, 2008*) (a) For the purposes of  
2 this section, "environmentally hazardous site" includes any:
- 3 (1) Waste site or reportable release listed in the database of the  
4 Department of Environmental Protection;
- 5 (2) Solid waste management facility listed in the database of the  
6 Department of Environmental Protection;
- 7 (3) Final superfund site listed in the national priority list database of  
8 the United States Environmental Protection Agency;
- 9 (4) Proposed superfund site listed in the database of the United  
10 States Environmental Protection Agency;
- 11 (5) Hazardous waste treatment, storage or disposal facility listed in  
12 the database of the United States Environmental Protection Agency;

13 (6) Emergency response notification system site listed in the  
14 database of the National Response Center of the United States Coast  
15 Guard;

16 (7) Active Department of Defense site, listed in the database of the  
17 United States Department of Defense; or

18 (8) Former Department of Defense site listed in the database of the  
19 United States Department of Defense.

20 (b) Each person who offers for sale any residential property in the  
21 state that is located on or within three hundred feet or less of an  
22 environmentally hazardous site shall provide a written disclosure that  
23 conforms to the requirements of subsection (c) of this section to the  
24 prospective purchaser not less than fourteen days prior to the  
25 prospective purchaser's execution of a contract to purchase, unless the  
26 prospective purchaser has waived, in writing, such requirement. The  
27 prospective purchaser may terminate such purchaser's obligation to  
28 purchase not later than seven business days after the receipt of such  
29 disclosure on the basis of the contents of such disclosure without  
30 incurring any charges, penalties, or the loss or forfeiture of any  
31 deposits. A photocopy, duplicate original, facsimile transmission, or  
32 other exact reproduction or duplicate of the written disclosure,  
33 containing the signatures of both seller and purchaser, shall be  
34 attached to any agreement to purchase the property. The seller of a  
35 unit in a condominium may satisfy the requirements of this section by  
36 providing a disclosure statement prepared by or for the condominium  
37 association or trust.

38 (c) Such notice shall contain the following:

39 "NOTICE OF POTENTIAL VAPOR INTRUSION CONDITION OR  
40 PROXIMITY TO POTENTIAL ENVIRONMENTAL HAZARD SITE

41 This property is located within 300 feet of the following described  
42 potential environmental hazard site that may or may not affect this

43 property. For that reason, you may wish to investigate or obtain  
44 further information about vapor intrusion or about the site by  
45 contacting the agency responsible for its maintenance or cleanup,  
46 consider what negative factors, if any, are associated with vapor  
47 intrusion or the property's proximity to the site, and determine  
48 whether the information you receive is acceptable to you before you  
49 purchase this property. If the information you receive is not acceptable  
50 to you, you have seven business days from the receipt of this  
51 disclosure statement to terminate your obligation to purchase without  
52 incurring any charges, penalties or the loss or forfeiture of any  
53 deposits."

54 (d) Such written disclosure may be prepared by a third-party  
55 provider acting within the scope of such provider's professional  
56 expertise. Such provider may indicate, in writing, an understanding  
57 that the information provided will be used in fulfilling the  
58 requirements of this section and may indicate the sites, disclosures or  
59 parts thereof, to which the information being furnished is applicable.  
60 Such provider shall not be responsible for any disclosure of  
61 information, other than the information expressly set forth by the  
62 third-party provider in the statement.

63 (e) Neither the seller nor any real estate agent or broker shall be  
64 liable for any error, inaccuracy or omission in the disclosure statement,  
65 or in any other information that may be delivered pursuant to this  
66 section if (1) the error, inaccuracy or omission was not within the  
67 personal knowledge of the seller, real estate agent or broker, (2) the  
68 error, inaccuracy or omission was based on information provided by a  
69 public agency or by a third-party provider as set forth in subsection (b)  
70 of this section, and (3) ordinary care was exercised in obtaining and  
71 transmitting the information.

72 (f) The provisions of this section shall apply only to transfers by sale  
73 of residential real property consisting of not less than one nor more  
74 than four dwelling units which shall include cooperatives and

75 condominiums, and shall apply to all transfers, with or without the  
76 assistance of a licensed real estate broker or salesperson, as defined in  
77 section 20-311 of the general statutes.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2008</i>	New section

***Statement of Purpose:***

To require a written disclosure of proximity to an environmentally hazardous site prior to the sale of residential property and to give the potential purchaser of such property the right to terminate his or her obligation to purchase the property based upon such disclosure.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*