

Legislative Regulation Review Committee

2011-030

Department of Consumer Protection

**PROPERTY CONDITION DISCLOSURE
FORM**

STATE OF CONNECTICUT
REGULATION
of the
DEPARTMENT OF CONSUMER PROTECTION
(NAME OF AGENCY)
concerning
THE REAL ESTATE PROPERTY
CONDITION DISCLOSURE FORM
(SUBJECT MATTER OF REGULATION)

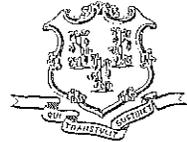
Section 1. Section 20-327b-1 of the Regulations of Connecticut State Agencies is hereby amended as follows:

Residential Property Condition Disclosure Report

Sec. 20-327b-1. Residential property condition disclosure report

The following form shall be used by sellers who are required by Section 20-327b of the Connecticut General Statutes to provide a written residential property condition disclosure report to prospective purchasers.

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
165 Capitol Avenue ♦ Hartford, CT 06106



RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT

[SELLER'S NAME] Name of Seller(s):

Property Street Address:

Property Municipality:

Zip Code:

The Uniform Property Condition Disclosure Act (Connecticut General Statutes Section 20-327b) requires the seller of residential property to provide this disclosure to the prospective purchaser prior to the prospective purchaser's execution of any binder, contract to purchase, option or lease containing a purchase option. These provisions apply to the transfer of residential real property of four dwelling units or less made with or without the assistance of a licensed broker or salesperson. The seller will be required to credit the purchaser with the sum of \$300.00 at closing if the seller fails to furnish this report as required by this [act] Act.

[Please note that] Connecticut law requires the owner of any dwelling in which children under the age of 6 reside to abate or manage materials containing toxic levels of lead.

Pursuant to the Uniform Property Condition Disclosure Act, the seller is obligated to answer the following questions and to disclose [here] herein any knowledge of any problem regarding the following:

YES	NO	UNKN	I. GENERAL INFORMATION
			1. How long have you occupied the property? _____ Age of Structure: _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Does [anybody] <u>anyone</u> other than yourself have any right to use any part of your property, or does [anybody] <u>anyone</u> else claim to own any part of your property? If yes, explain: _____ _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Is the property in a flood [plain] <u>hazard</u> area or an <u>inland wetlands</u> area [containing wetlands]? If yes, explain: _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Do you have any reason to believe that the municipality in <u>which the subject property is located</u> may impose any assessment for purposes such as sewer installation, sewer improvements, water main installation, water main improvements, sidewalks or other improvements? If yes, explain: _____

5. Is the property located in [an historic] a municipally designated village district, municipally designated historic district, or special tax district, or listed on the National Register of Historic Places?
[Explain:] If yes explain: _____

Special statement: Information concerning village districts and historic districts may be obtained from the municipality's village or historic district commission, if applicable.

YES	NO	UNKN		II. SYSTEM/UTILITIES	
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6. Heating system problems? [Explain] If yes, explain and list fuel types. _____

[a. Heating System and Fuel Type

b. Is there an underground fuel tank? If yes, location and age _____]

a. Is there an underground fuel tank? If yes, give age of tank if known, and location. _____

b. Are you aware of any problems with the fuel tank? If yes, explain: _____

7. Hot water problems? [Explain] If yes, explain: _____

Type of hot water heater _____ Age _____

8. Plumbing system problems? [Explain] If yes, explain: _____

9. Sewage system problems? [Explain] If yes, explain: _____

Type of sewage disposal system (central sewer, septic, cesspool, etc.) _____

a. If private: (a) Name of service company _____

(b) Date last pumped _____ Frequency _____

b. If public:

(1) Is there a separate charge made for sewer use? Yes _____ No _____

(2) If separate charge, is it a flat amount or metered? _____

(3) If flat amount, please state amount and due dates: _____

(4) Are there any unpaid sewer charges [, and if so state the amount] ? Yes _____ No _____

If yes, state the amount: _____

10. Air conditioning problems? [Explain] If yes, explain: _____
Air Conditioning type: Central _____ Window _____ Other _____

11. Electrical System problems? [Explain] If yes, explain: _____

[12. Drinking water problems? Quality or Quantity?

Explain

If public drinking water:

a. Is there a separate charge made for water use

Yes _____ No _____

b. If separate charge, is it a flat amount or metered?

c. If flat amount, please state amount and payment dates

d. Are there any unpaid water charges, and if so state the amount

_____]

12. Are you aware of any problem with the well or domestic water quality, quantity, recovery, and/or pressure? If yes, explain: _____

- a. Was well water tested for contaminants/volatile organic compounds? If yes, provide a copy of the report.

- b. Are there any unpaid water charges? If yes, state amount: _____

- c. Is there a separate expense for water usage? If yes, state flat or metered, give amount and explain: _____
- 13. Electronic security problems? [Explain] If yes, explain: _____
- 14. Carbon monoxide or smoke detector problems? [Explain] If yes, explain: _____
- 15. Fire sprinkler system problems? [Explain] If yes, explain: _____

YES	NO	UNKN	III. BUILDING/STRUCTURE/IMPROVEMENTS
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- 16. Foundation/slab problems/settling? [Explain] If yes, explain: _____
- 17. Basement Water/Seepage/Dampness? [Explain] If yes, explain amount, frequency and location. _____
- 18. Sump pump problems? If yes, explain: _____
- 19. Roof leaks, problems? [Explain] If yes, explain: _____
Roof type: _____ Age: _____
- 20. Interior walls/ceiling problems? [Explain] If yes, explain: _____
- 21. Exterior siding problems? [Explain] If yes, explain: _____
- 22. Floor problems? [Explain] If yes, explain: _____
- 23. Chimney/fireplace/wood or coal stove problems? [Explain:] If yes, explain: _____
- 24. [Any knowledge of fire/smoke] Fire/smoke damage? [Explain] If yes, explain: _____
- 25. Patio/deck problems? [Explain] If yes, explain: _____
If made of wood, is wood treated or untreated? _____
- 26. Driveway problems? [Explain] If yes, explain: _____
- 27. Termite/insect/rodent/pest infestation problems? [Explain] If yes, explain: _____
- 28. Is house insulated? [Type] If yes, type _____ Location _____
- 29. Rot and water damage problems? [Explain] If yes, explain: _____
- 30. Water drainage problems? [Explain] If yes, explain: _____
- 31. Are asbestos containing insulation or building materials present? [] If yes, location _____
- 32. Is lead paint present? If yes, location _____
- 33. Is lead plumbing present? If yes, location _____

Be it known that the foregoing:

Regulations Emergency Regulations

Are:

Adopted Amended as hereinabove stated Repealed

By the aforesaid agency pursuant to:

Sections 4-168 and 20-327b(d), and of the General Statutes and

Section 20-327b(d) of the General Statutes, as amended by **Public Act No. 127** of the **2009 Public Acts**.

Public Act No. _____ of the _____ Public Acts.

After publication in the Connecticut Law Journal on **October 5, 2010** of the notice of the proposal to:

Adopt Amend Repeal such regulations

(If applicable): And the holding of an advertised public hearing on **November 12, 2010**.

WHEREFORE, the foregoing regulations are hereby:

Adopted Amended as hereinabove stated Repealed

Effective:

When filed with the Secretary of the State.
(OR)

The _____ day of _____, 20 _____.

In Witness Whereof:	DATE <i>8/5/11</i>	SIGNED (Head of Board, Agency or Commission) <i>[Signature]</i>	OFFICIAL TITLE, DULY AUTHORIZED COMMISSIONER OF CONSUMER PROTECTION
Approved by the Attorney General as to legal sufficiency in accordance with Sec. 4-169, as amended, C.G.S.		SIGNED <i>[Signature]</i> <i>9/2/11</i>	OFFICIAL TITLE, DULY AUTHORIZED ASSOC. ATTY. GENERAL

- Approved
- Disapproved
- Disapproved in part, (Indicate Section Numbers disapproved only) _____
- Rejected without prejudice.

By the Legislative Regulation Review Committee in accordance with Sec. 4-170, as amended, of the General Statutes.	DATE	SIGNED (Clerk of the Legislative Regulation Review Committee)
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Two certified copies received and filed, and one such copy forwarded to the Commission on Official Legal Publications in accordance with Section 4-172, as amended, of the General Statutes.

DATE	SIGNED (Secretary of the State)	BY
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INSTRUCTIONS

One copy of all regulations for adoption, amendment or repeal, except emergency regulations, must be presented to the Attorney General for his determination of legal sufficiency. Section 4-169 of the General Statutes.

Seventeen copies of all regulations for adoption, amendment or repeal, except emergency regulations, must be presented to the standing Legislative Regulation Review Committee for its approval. Section 4-170 of the General Statutes.

Each regulation must be in the form intended for publication and must include the appropriate regulation section number and section heading. Section 4-172 of the General Statutes.

Indicate by "(NEW)" in heading if new regulation. Amended regulations must contain new language in capital letters and deleted language in brackets. Section 4-170 of the General Statutes.