
OLR Bill Analysis**SB 700*****AN ACT CONCERNING THE DISCLOSURE OF DAMS AND SIMILAR STRUCTURES BY SELLERS OF REAL PROPERTY.*****SUMMARY**

This bill adds a question about dams to the standard written residential condition report that the law generally requires a seller of residential property to provide to a prospective buyer before the transaction occurs.

Under the bill, the standard written residential condition report must include a question about the presence of dams that have been, or must be, registered with the Department of Energy and Environmental Protection (DEEP). By law, dams and similar structures that could endanger life or property if they fail must be registered with DEEP (CGS § 22a-409(b)).

The bill also requires the report to include a statement informing prospective buyers that information on the registration and categorization of dams may be obtained from DEEP. (State regulations classify dams by the hazard they would pose if they fail (Conn. Agencies Regs. § 22a-409-2).)

EFFECTIVE DATE: October 1, 2021

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable

Yea 26 Nay 0 (03/02/2021)