

YES	NO	UNKN		I. GENERAL INFORMATION	
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|--------------------------|--------------------------|--------------------------|--|---|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 1. How long have you occupied the property? _____ Age of Structure: _____ | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 2. Does anyone other than yourself have any right to use any part of your property, or does anyone 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 hazard area or an inland wetlands area? If yes, explain: _____
_____ | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 4. Do you have any reason to believe that the municipality in which the subject property is located 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: _____
_____ | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 5. Is the property located in a municipally designated village district, municipally designated historic district, or special tax district, or listed on the National Register of Historic Places? 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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- | | | | | | |
|--------------------------|--------------------------|--------------------------|--|--|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 6. Heating system problems? If yes, explain and list fuel types. _____
_____ | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | a. Is there an underground fuel tank? If yes, give age of tank and location. _____
_____ | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | b. Are you aware of any problems with the fuel tank? If yes explain: _____ | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | c. <u>Was there ever an underground storage tank on the property that was removed? If yes, what was the date of such removal and what was the name and address of the person or business who removed such underground storage tank? Provide any and all written documentation of such removal within your control or possession.</u>

_____ | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 7. Hot water problems? If yes, explain: _____
Type of hot water heater _____ Age _____ | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 8. Plumbing system problems? If yes, explain: _____ | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | 9. Sewage system problems? 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? Yes _____ No _____
 If yes, state the amount: _____
- 10. Air conditioning problems? If yes, explain: _____
 Air Conditioning type: Central _____ Window _____ Other _____
- 11. Electrical System problems? If yes, explain: _____

- 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, attach a copy of the report.
- b. Are there any unpaid water charges? If yes, state the amount: _____
- c. Is there a separate expense for water usage? If yes, state if flat or metered, give the amount and explain: _____

- 13. Electronic security problems? If yes, explain: _____

- 14. Are there carbon [Carbon] monoxide or smoke detectors anywhere on the property? [problems?] If yes, provide the exact location, number, type and explain the working condition of each such detector [explain]. _____
- 15. Fire sprinkler system problems? If yes, explain: _____

YES	NO	UNKN		III. BUILDING/STRUCTURE/IMPROVEMENTS	
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- 16. Foundation/slab problems/settling? If yes, explain: _____

- 17. Basement Water/Seepage/Dampness? If yes, explain amount, frequency and location. _____

- 18. Sump pump problems? If yes, explain: _____

- 19. Roof leaks, problems? If yes, explain: _____

Roof type: _____ Age: _____

- 20. Interior walls/ceiling problems? If yes, explain: _____

- 21. Exterior siding problems? If yes, explain: _____

- 22. Floor problems? If yes, explain: _____

- 23. Chimney/fireplace/wood or coal stove problems? If yes, explain: _____

- 24. Fire/smoke damage? If yes, explain: _____

- 25. Patio/deck problems? If yes, explain: _____

If made of wood, is wood treated or untreated? _____
- 26. Driveway problems? If yes, explain: _____

- 27. Termite/insect/rodent/pest infestation problems? If yes, explain: _____

- 28. Is house insulated? If yes, type _____ Location _____
- 29. Rot and water damage problems? If yes, explain: _____

- 30. Water drainage problems? 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 _____

- 34. Has test for radon been done? If yes, attach copy of report.
State whether a radon control system is in place, or whether a radon control system has
been in place in the previous twelve months. If yes, explain. _____

- 35. Does the property include any leased items? If yes, explain.
(Items to be listed include, but are not limited to: propane fuel tanks, water heaters, major
appliances, alarm systems and solar devices.) _____
- 36. Is the property subject to any types of land use restrictions, other than those contained
within the property's chain of title or that are necessary to comply with state laws or
municipal zoning? If yes, explain. _____

- 37. Is the property located in a common interest community? If yes, what are the monthly and
yearly dues, common charges or assessments?
- 38. Do you have any knowledge of prior or pending litigation, government agency or
administrative actions, orders or liens on the property related to the release of any hazardous
substance? If yes, please explain and provide any documents in your control or possession.

The Seller should use this area to further explain any item above. Attach additional pages if necessary and indicate here _____ the number of additional pages attached.

I. Seller's Certification

To the extent of the Seller(s) knowledge as a property owner, the Seller acknowledges that the information contained above is true and accurate for those areas of the property listed. In the event a real estate broker or salesperson is utilized, the Seller authorizes the broker or salesperson to provide the above information to prospective buyers, selling agents or buyer's agents.

Date _____ Seller _____ {Signature} _____ Seller _____ {Type or Print}

Date _____ Seller _____ {Signature} _____ Seller _____ {Type or Print}

II. Responsibilities of Real Estate Brokers

This report in no way relieves a real estate broker of his or her obligation under the provisions of Section 20-328-5a of the Regulations of Connecticut State Agencies to disclose any material facts. Failure to do so could result in punitive action taken against the broker, such as fines, suspension or revocation of license.

III. Statements Not to Constitute a Warranty

Any representations made by the seller on this report shall not constitute a warranty to the buyer.

IV. Nature of Disclosure Report

This residential disclosure report is not a substitute for inspections, tests, and other methods of determining the physical condition of the property.

V. Information on the Residence of Convicted Felons

Information concerning the residence address of a person convicted of a crime may be available from law enforcement agencies or the department of public safety.

VI. Building Permits and Certificates of Occupancy

Prospective buyers should consult with the municipal building official in the municipality in which the property is located to confirm that building permits and certificates of occupancy have been issued for work on the property.

VII. Home Inspection

Purchasers should have the property inspected by a licensed home inspector.

[VI.] VIII. Buyer's Certification

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

Date _____ Buyer _____ {Signature} _____ Buyer _____ {Type or Print}

Date _____ Buyer _____ {Signature} _____ Buyer _____ {Type or Print}

*Questions or Comments? Consumer Problems? Call the Department of Consumer Protection at 1-800-842-2649
www.ct.gov/dcp*

Statement of Purpose

Pursuant to CGS Section 4-170(b)(3), "Each proposed regulation shall have a statement of its purpose following the final section of the regulation."

(A) Purpose: Connecticut General Statutes Section 20-327b requires the Commissioner of Consumer Protection to adopt regulations establishing the contents of the Real Estate Property Condition Disclosure Form. The purpose of these proposed regulations is to add additional disclosures and make other changes to the existing Real Estate Property Condition Disclosure Form, as set forth in Public Act 2012-122.

(B) Summary: These regulations modify the Real Estate Property Condition Disclosure Form.

(C) Legal Effects: Regulation Section 20-327b-1 contains the actual Real Estate Property Condition Disclosure Form, so this section must be formally amended each time a statutory, technical, aesthetic, or other change is made to this Form. These proposed regulations modify the Form by adding the following disclosures and by making the following changes:

1. Whether a property located in a common interest community is subject to any community or association dues or fees;
2. That the prospective purchaser should consult with the building official in the municipality where the property is located to confirm that applicable building permits and certificates of occupancy have been issued for work on the property;
3. That the prospective purchaser should have the property inspected by a licensed home inspector;
4. Whether the seller is aware of any prior or pending litigation or government agency or administrative action, order, or lien on the premises related to the release of any hazardous substance;
5. Whether there are smoke and carbon monoxide detectors located in a dwelling on the premises, (b) the number of detectors, and (c) if there have been any problems with the detectors, and explain the problem; and
6. Whether during the seller's ownership, there is or was an underground storage tank on the property and if so, whether it was removed. If the tank was removed and within the seller's possession and control, he or she must provide any and all documentation of removal with information on when and who removed it.

The proposed regulation also updates the credit, from \$300.00 to \$500.00, which the seller must give the purchaser at closing if he or she does not furnish the written Residential Property Condition Disclosure Report.

R-39 Rev. 03/2012
(Certification page—see Instructions on back)

CERTIFICATION

This certification statement must be completed in full, including items 3 and 4, if they are applicable.

- 1) I hereby certify that the above (check one) Regulations Emergency Regulations
- 2) are (check all that apply) adopted amended repealed **by this agency pursuant to the following authority(ies):** (complete all that apply)
- a. *Connecticut General Statutes* section(s) 4-168 and 20-327b.
- b. Public Act Number(s) 2012-122.
(Provide public act number(s) if the act has not yet been codified in the Connecticut General Statutes.)
- 3) **And I further certify that notice of intent to adopt, amend or repeal said regulations was published in the *Connecticut Law Journal* on _____;**
(Insert date of notice publication if publication was required by CGS Section 4-168.)
- 4) **And that a public hearing regarding the proposed regulations was held on _____;**
(Insert date(s) of public hearing(s) held pursuant to CGS Section 4-168(a)(7), if any, or pursuant to other applicable statute.)
- 5) **And that said regulations are EFFECTIVE** (check one, and complete as applicable)
- When filed with the Secretary of the State
- OR** on (insert date) _____

DATE	SIGNED (Head of Board, Agency or Commission)	OFFICIAL TITLE, DULY AUTHORIZED Commissioner Department of Consumer Protection
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APPROVED by the Attorney General as to legal sufficiency in accordance with CGS Section 4-169, as amended

DATE	SIGNED (Attorney General or AG's designated representative)	OFFICIAL TITLE, DULY AUTHORIZED
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Proposed regulations are DEEMED APPROVED by the Attorney General in accordance with CGS Section 4-169, as amended, if the attorney General fails to give notice to the agency of any legal insufficiency within thirty (30) days of the receipt of the proposed regulation.

(For Regulation Review Committee Use ONLY)

- Approved Rejected without prejudice
- Approved with technical corrections Disapproved in part, (Indicate Section Numbers disapproved only)
- Deemed approved pursuant to CGS Section 4-170(c)

By the Legislative Regulation Review Committee in accordance with CGS Section 4-170, as amended	DATE	SIGNED (Administrator, 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 CGS Section 4-172, as amended.

DATE	SIGNED (Secretary of the State)	BY
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(For Secretary of the State Use ONLY)

GENERAL INSTRUCTIONS

1. All regulations proposed for adoption, amendment or repeal, *except* emergency regulations, must be presented to the Attorney General for his/her determination of legal sufficiency. (See CGS Section 4-169.)
2. After approval by the Attorney General, the original and one electronic copy (in Word format) of all regulations proposed for adoption, amendment or repeal must be presented to the Legislative Regulation Review Committee for its action. (See CGS Sections 4-168 and 4-170 as amended by Public Act 11-150, Sections 18 and 19.)
3. Each proposed regulation section must include the appropriate regulation section number and a section heading. (See CGS Section 4-172.)
4. New language added to an existing regulation must be in underlining or CAPITAL LETTERS, as determined by the Regulation Review Committee. (See CGS 4-170(b).)
5. Existing language to be deleted must be enclosed in brackets []. (See CGS 4-170(b).)
6. A completely new regulation or a new section of an existing regulation must be preceded by the word "(NEW)" in capital letters. (See CGS Section 4-170(b).)
7. The proposed regulation must have a statement of its purpose following the final section of the regulation. (See CGS Section 4-170(b).)
8. The Certification Statement portion of the form must be completed, including all applicable information regarding *Connecticut Law Journal* notice publication date(s) and public hearing(s). (See more specific instructions below.)
9. Additional information regarding rules and procedures of the Legislative Regulation Review Committee can be found on the Committee's web site: <http://www.cga.ct.gov/rr/>.
10. A copy of the Legislative Commissioners' Regulations Drafting Manual is located on the LCO website at http://www.cga.ct.gov/lco/pdfs/Regulations_Drafting_Manual.pdf.

CERTIFICATION STATEMENT INSTRUCTIONS

(Numbers below correspond to the numbered sections of the statement)

1. Indicate whether the regulation is a regular or an emergency regulation adopted under the provisions of CGS Section 4-168(f).
2.
 - a) Indicate whether the regulations contains newly adopted sections, amendments to existing sections, and/or repeals existing sections. Check all cases that apply.
 - b) Indicate the specific legal authority that authorizes or requires adoption, amendment or repeal of the regulation. If the relevant public act has been codified in the most current biennial edition of the *Connecticut General Statutes*, indicate the relevant statute number(s) instead of the public act number. If the public act has not yet been codified, indicate the relevant public act number.
3. Except for emergency regulations adopted under CGS 4-168(f), and technical amendments to an existing regulation adopted under CGS 4-168(g), an agency must publish notice of its intent to adopt a regulation in the *Connecticut Law Journal*. Enter the date of notice publication.
4. CGS Section 4-168(a)(7) prescribes requirements for the holding of an agency public hearing regarding proposed regulations. Enter the date(s) of the hearing(s) held under that section, if any; also enter the date(s) of any hearing(s) the agency was required to hold under the provisions of any other law.
5. As applicable, enter the effective date of the regulation here, or indicate that it is effective upon filing with the Secretary of the State. Please note the information below.

Regulations are effective upon filing with the Secretary of the State or at a later specified date. See CGS Section 4-172(b) which provides that each regulation is effective upon filing, or, if a later date is required by statute or specified in the regulation, the later date is the effective date. An effective date may not precede the effective date of the public act requiring or permitting the regulation. Emergency regulations are effective immediately upon filing with the Secretary of the State, or at a stated date less than twenty days thereafter.