

REVENUE: No revenue impact

FISCAL: No fiscal impact

Action:	Do Pass as Amended and Be Printed Engrossed
Vote:	9 - 0 - 0
Yeas:	Doherty, Johnson, Keny-Guyer, Lively, Richardson, Smith, Thatcher, Vega Pederson, Holvey
Nays:	0
Exc.:	0
Prepared By:	Bob Estabrook, Administrator
Meeting Dates:	3/26, 3/28, 4/16, 4/17

WHAT THE MEASURE DOES: Requires certain disclosures from seller of real property regarding on-site septic system.

ISSUES DISCUSSED:

- Various points of potential failure in septic system
- Severity of water quality issues in certain communities
- Difficulty for homeowner or buyer to identify potential septic system issues without formal inspection
- Impact of Ballot Measure 79 on Department of Environmental Quality (DEQ) rulemaking regarding septic system inspections
- Federal funds of DEQ and Department of Land Conservation and Development that could be jeopardized by lack of septic system inspection program in Coastal Zone Management Plan
- Clarity and usefulness of information currently disclosed regarding septic systems on seller's property disclosure statement

EFFECT OF COMMITTEE AMENDMENT: Replaces the original measure.

BACKGROUND: Current statute requires a seller to make limited disclosures regarding a property's septic system as part of the seller's property disclosure statement. A recent evaluation of the septic system is not required to complete the disclosures.

House Bill 3172 A amends and expands the disclosures that a seller of real property must make regarding any on-site septic system.