

REVENUE: No revenue impact

FISCAL: No fiscal impact

Action: Do Pass with Amendments to the A-Engrossed Measure. (Printed B-Engrossed)

Vote: 5 - 0 - 0

Yeas: Baertschiger, George, Monnes Anderson, Prozanski, Shields

Nays: 0

Exc.: 0

Prepared By: Channa Newell, Administrator

Meeting Dates: 5/24, 5/29

WHAT THE MEASURE DOES: Modifies provisions relating to septic systems within seller's required disclosure statement for sale of real property.

ISSUES DISCUSSED:

- Federal requirement for states to address certain pollutants
- Importance of safe and functional septic systems
- Program for inspection of existing on-site septic systems on Oregon properties at time of sale
- Program now voluntary, but must be robust to meet federal requirements
- Importance of clean groundwater

EFFECT OF COMMITTEE AMENDMENT: Provides technical corrections to disclosure statements.

BACKGROUND: Currently, when a person sells residential property, a disclosure statement must be provided to a potential buyer making a written offer. The disclosure statement includes information on issues such as title, water, sewage system, dwelling structures, insulation, systems and fixtures of dwelling structures, and potential hazards associated with the property.

House Bill 3172-B revises the disclosure statement as it relates to sewage systems and includes inquiries into the repair history of on-site septic systems, septic pumps, sand filters, locations of septic system components, and whether a service contract is required for the system.