

ENROLLED ACT NO. 18, HOUSE OF REPRESENTATIVES

SIXTY-FIRST LEGISLATURE OF THE STATE OF WYOMING
2012 BUDGET SESSION

AN ACT relating to property; providing that the status of the wind estate shall be disclosed to a prospective buyer of land not within the corporate boundaries of a city or town; and providing for an effective date.

Be It Enacted by the Legislature of the State of Wyoming:

Section 1. W.S. 34-1-151(a)(intro), (vi), (vii), (b) and by creating a new subsection (e) is amended to read:

34-1-151. Property disclosure statement.

(a) ~~Except~~ Unless disclosure is waived as provided in subsection (b) of this section, every seller of vacant land shall provide to any prospective buyer a property disclosure statement that includes, but is not limited to, the following information:

(vi) The availability of fire protection services; and

(vii) The existence and location of any easements across the land known to the seller or recorded in the records of the county clerk. ~~;~~ and

(b) A buyer may waive disclosure of the information required under ~~subsection~~ subsections (a) and (e) of this section.

(e) Unless disclosure is waived as provided in subsection (b) of this section, every seller of land not within the corporate boundaries of any city or town shall disclose in writing to any prospective buyer whether fee ownership of the wind estate has in any way been severed in the chain of title from the surface estate, including the

ORIGINAL HOUSE
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existence of a wind energy agreement as defined in W.S.
34-27-102(a)(i).

Section 2. W.S. 34-1-151(a)(viii) is repealed.

Section 3. This act is effective July 1, 2012.

(END)

Speaker of the House

President of the Senate

Governor

TIME APPROVED: _____

DATE APPROVED: _____

I hereby certify that this act originated in the House.

Chief Clerk