

HOUSE BILL NO. HB0056

Real estate disclosure-methamphetamine laboratories.

Sponsored by: Representative(s) Brechtel and Senator(s)
Landen

A BILL

for

1 AN ACT relating to real estate disclosures; requiring the
2 disclosure of the fact that property has been used for the
3 production of methamphetamine; and providing for an
4 effective date.

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

7

8 **Section 1.** W.S. 34-1-151(a)(intro), by creating a new
9 subsection (b) and by amending and renumbering (b) and (c)
10 as (c) and (d) is amended to read:

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12 **34-1-151. Property disclosure statement.**

13

14 (a) Except as provided in subsection ~~(b)~~ (c) of this
15 section, every seller of vacant land shall provide to any

1 prospective buyer a property disclosure statement that
2 includes, but is not limited to, the following information:

3
4 (b) Except as provided in subsection (c) of this
5 section, every seller of real property whether vacant or
6 otherwise shall provide to any prospective buyer a property
7 disclosure statement that discloses whether or not the
8 property has been used for the production of
9 methamphetamine. For purposes of this section, property
10 shall be considered to have been used for the production of
11 methamphetamine if the owner of the property, his agent or
12 representative knows or should know through the exercise of
13 reasonable diligence that methamphetamine has been
14 produced, stored or distributed at any location on the
15 property.

16
17 ~~(b)~~(c) A buyer may waive disclosure of the
18 information required under ~~subsection~~subsections (a) and
19 (b) of this section.

20
21 ~~(e)~~(d) No transfer subject to this section shall be
22 invalidated solely because of the failure to comply with
23 the provisions of ~~subsection~~subsections (a) and (b) of
24 this section. However, any person who willfully or

1 negligently violates or fails to perform the duties
2 prescribed by subsection (a) or (b) of this section shall
3 be liable in the amount of actual damages suffered by the
4 buyer.

5

6 **Section 2.** This act is effective July 1, 2008.

7

8 (END)