

HOUSE BILL NO. HB0013

Wind estate disclosure.

Sponsored by: Representative(s) Brown, Botten, Buchanan,
Gingery, Lubnau and Nicholas, B. and
Senator(s) Ross and Scott

A BILL

for

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

5

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

7

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

10

11 **34-1-151. Property disclosure statement.**

12

13 (a) ~~Except~~ Unless disclosure is waived as provided in
14 subsection (b) of this section, every seller of vacant land
15 shall provide to any prospective buyer a property

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

3
4 (vi) The availability of fire protection
5 services; and

6
7 (vii) The existence and location of any
8 easements across the land known to the seller or recorded
9 in the records of the county clerk. ~~and~~

10
11 (b) A buyer may waive disclosure of the information
12 required under ~~subsection~~ subsections (a) and (e) of this
13 section.

14
15 (e) Unless disclosure is waived as provided in
16 subsection (b) of this section, every seller of land not
17 within the corporate boundaries of any city or town shall
18 disclose in writing to any prospective buyer whether fee
19 ownership of the wind estate has in any way been severed in
20 the chain of title from the surface estate.

21
22 **Section 2.** W.S. 34-1-151(a)(viii) is repealed.

