

ARIZONA'S HB 2779

Arizona's House Bill 2779 provides for third party environmental disclosure reports in real property transactions. The new law takes effect on September 21, 2006. Reports must be based on officially adopted and electronically posted or otherwise readily available governmental maps or information that discloses whether the real property is subject to any of the following:



1. FLOOD HAZARDS
2. MILITARY AIRPORTS AND ANCILLARY FACILITIES
3. MILITARY TRAINING ROUTES (AIRSPACE)
4. PUBLIC/PRIVATE AIRPORTS APPROVED BY THE FAA
5. SOILS SUBJECT TO FISSURES
6. EXPANSIVE SOILS
7. SPECIAL TAX ASSESSMENT AREAS
8. RADON GAS POTENTIAL ZONES
9. ENVIRONMENTAL HAZARD SUPERFUND SITES

PROTECT YOURSELF & YOUR CLIENTS

While the new law does not mandate hazard disclosure reports, it protects sellers and you, the real estate agent from potential liability. For buyers, an environmental report is an excellent due diligence tool that enables them to identify potential environmental conditions on the property and in the surrounding area that could impact the health and safety of their family or their investment. Many environmental investigations do not find risks that would kill a real estate deal. However, think about the implications if you don't obtain a report. Environmental disclosure won't hurt you or your sellers. In fact, it is more likely to protect all parties involved in the transaction



GET IT FROM YOUR HOME INSPECTOR

The good news is that many Arizona inspectors will be trained by Environmental Data Resources, Inc. (EDR) to provide the **EDR Arizona Disclosure Report**. Home inspectors are your trusted source for delivering information about a property to buyers and sellers in a balanced way. EDR-certified and trained local home inspectors will have the expertise to answer questions and deliver environmental disclosure information in a way that does not raise unnecessary concern.



To get peace of mind and comply with Arizona's HB 2779, simply contact your local home inspector and ask for the **EDR Arizona Disclosure Report**.

