

PROPERTY CONDITION DISCLOSURE OBLIGATIONS FOR SELLERS AND AGENTS:

SELLERS of a residential property in Virginia must disclose four things about the property, if they exist:

- 1- The property was once used as a manufacturing place for methamphetamine and has not been properly remediated;
- 2- The property has pending building or zoning violations;
- 3- The property has a stormwater detention facility with maintenance and inspection requirements; and
- 4- The property is located adjacent to a military air installation.

These disclosures are required under Virginia law. Federal law may also require a Lead-Based Paint Disclosure.

The **SELLER** must also provide the buyer with the Residential Property Disclosure Acknowledgment Form, which alerts the buyer to the 16 categories of things the seller is not disclosing.

How to Disclose:

- 1- Use appropriate form, found either through DPOR or Virginia REALTORS®.
- 2- Disclose before contract is ratified.
- 3- Buyer options: Don't sign contract or waive by signing.

AGENTS are required to disclose:

- 1- material adverse facts pertaining to the physical condition of the property, of which they have actual knowledge;
- 2- the existence of defective drywall; and
- 3- "pertinent facts" related to the transaction, if a REALTOR®.

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