

HB 876 -- PROPERTY DISCLOSURES

SPONSOR: Appelbaum

Currently, the owner or landlord of any premises to be rented, leased, sold, transferred, or conveyed that is or previously was contaminated with radioactive material must disclose in writing the contamination to any prospective purchaser or lessee. This bill requires disclosure to any current occupant as well as prospective occupants. If an owner, seller, or landlord fails to disclose contamination, the lessee can terminate the lease at no cost to the lessee.

When a government agency requests the right of entry to test for radioactive or other hazardous material, the owner, seller, or landlord must disclose in writing the request to any current or perspective lessee or purchaser. When any government agency acquires knowledge of such materials, the agency must notify the current residents within 30 days.

This bill is the same as HB 1681 (2024) and HB 1231 (2023).