



Divulgación Obligatoria para Propiedades

¿TENGO QUE DIVULGAR LA CONTAMINACIÓN SI DECIDO VENDER MI CASA?

La ley de compra venta de bienes inmuebles en el estado de Washington requiere que los vendedores divulguen la contaminación conocida dentro de la propiedad que estén vendiendo. Se requiere que el vendedor complete una “Divulgación del Vendedor” para propiedad inmueble residencial, sea propiedad “mejorada”, queriendo decir que tiene una o más unidades residenciales, o “no mejorada”, refiriéndose a propiedad que está en zona residencial que no tiene unidades residenciales.

Foto cortesía de espanarusa.com



¿QUIÉN ES RESPONSABLE POR DIVULGAR LA CONTAMINACIÓN DURANTE EL PROCESO DE VENTA?

El vendedor es responsable por divulgar la contaminación durante el proceso de venta. Los vendedores no son responsables por errores, inexactitudes, u omisiones en sus declaraciones de divulgación si no tenían conocimiento de estos errores, inexactitudes u omisiones. Los licenciados de inmuebles no son responsables por información incorrecta proveída por el vendedor “excepto en la medida que los licenciados de inmuebles saben de tal información incorrecta.”



¿DÓNDE PUEDO ENCONTRAR MÁS INFORMACIÓN EN LA LEY DE DIVULGACIÓN DE PROPIEDADES?

La legislatura del estado de Washington mantiene una página con la ley de transferencias de inmuebles/bienes raíces – divulgación de vendedores en:

<http://app.leg.wa.gov/RCW/default.aspx?cite=64.06>.



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RCWs > Title 64 > Chapter 64.06 > Section 64.06.020 Print Version | [No disponible en español]

64.06.015 << 64.06.020 >> 64.06.021

RCW 64.06.020
Improved residential real property—Seller's duty—Format of disclosure statement—Minimum information.

*** CHANGE IN 2015 *** (SEE [5156-S.SL](#)) ***

(1) In a transaction for the sale of improved residential real property, the seller shall, unless the buyer has expressly waived the right to receive the disclosure statement under RCW [64.06.010](#), or unless the transfer is otherwise exempt under RCW [64.06.010](#), deliver to the buyer a completed seller disclosure statement in the following format and that contains, at a minimum, the following information:

INSTRUCTIONS TO THE SELLER
Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the property write "NA." If the answer is "yes" to any * items, please explain on attached sheets. Please refer to the line number(s) of the question(s) when you provide your explanation(s). For your protection you must date and sign each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five business days, unless otherwise agreed, after mutual acceptance of a written contract to purchase between a buyer and a seller.

NOTICE TO THE BUYER
THE FOLLOWING DISCLOSURES ARE MADE BY SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT . . . ("THE PROPERTY"), OR AS LEGALLY DESCRIBED ON ATTACHED EXHIBIT A.
SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT.
THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.
FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR WARRANTIES.

Para más información favor de contactar a Jeanette Ordoñez o visitarnos por internet

(253) 347-0460 | www.wa-apac.com

La Coalición para el Conocimiento Público en Algona/Auburn

