



Division of Licensing Services

New York State
Department of State
Division of Licensing Services
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Property Condition Disclosure Statement

Name of Seller or Sellers: _____

Property Address: _____

General Instructions:

The Property Condition Disclosure Act requires the seller of residential real property to cause this disclosure statement or a copy of thereof to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale.

Purpose of Statement:

This is a statement of certain conditions and information concerning the property known to the seller. This Disclosure Statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction. It is not a substitute for any inspections or tests and the buyer is encouraged to obtain his or her own independent professional inspections and environmental tests and also is encouraged to check public records pertaining to the property.

A knowingly false or incomplete statement by the seller on this form may subject the seller to claims by the buyer prior to or after the transfer of title. In the event a seller fails to perform the duty prescribed in this article to deliver a Disclosure Statement prior to the signing by the buyer of a binding contract of sale, the buyer shall receive upon the transfer of title a credit of \$500 against the agreed upon purchase price of the residential real property.

"Residential real property" means real property improved by a one to four family dwelling used or occupied, or intended to be used or occupied, wholly or partly, as the home or resident of one or more persons, but shall not refer to (a) unimproved real property upon which such dwellings are to be construction or (b) condominium units or cooperative apartments or (c) property on a homeowners' association that is not owned in fee simple by the seller.

Instruction to the Seller:

- Answer all questions based upon your actual knowledge.
- Attach additional pages with your signature if additional space is required.
- Complete this form yourself.
- If some items do not apply to your property, check "NA" (Non-applicable). If you do not know the answer check "Unknown."

Seller's Statement:

The seller makes the following representations to the buyer based upon the seller's actual knowledge at the time of signing this document. The seller authorized his or her agent, if any, to provide a copy of this statement to a prospective buyer of the residential real property. The following are representations made by the seller and are not the representations of the seller's agent.

GENERAL INFORMATION

- How long have you owned the property? _____
- How long have you occupied the property? _____
- What is the age of the structure or structures? _____
Note to buyer – If the structure was built before 1978 you are encouraged to investigate for the presence of lead based paint.
- Does anybody other than yourself have a lease, easement or any other right to use or occupy any part of your property other than those stated in documents available in the public record, such as rights to use a road or path or cut trees or crops? _____ ☐ Yes ☐ No ☐ Unknown ☐ NA
- Does anybody else claim to own any part of your property? *If yes, explain below* _____ ☐ Yes ☐ No ☐ Unknown ☐ NA

- Has anyone denied you access to the property or made a formal legal claim challenging your title to the property? *If yes, explain below* _____ ☐ Yes ☐ No ☐ Unknown ☐ NA

Property Condition Disclosure Statement

7. Are there any features of the property shared in common with adjoining landowners or a home-owner's association, such as walls, fences or driveways? *If yes, describe below* ☐ Yes ☐ No ☐ Unknown ☐ NA

8. Are there any electric or gas utility surcharges for line extensions, special assessments or home-owner or other association fees that apply to the property? *If yes, describe below* ☐ Yes ☐ No ☐ Unknown ☐ NA

9. Are there certificates of occupancy related to the property? *If no, explain below* ☐ Yes ☐ No ☐ Unknown ☐ NA

ENVIRONMENTAL

Note to Seller:

In this section, you will be asked questions regarding petroleum products and hazardous or toxic substances that you know to have been spilled, leaked or otherwise been released on the property or from the property onto any other property. Petroleum products may include, but are not limited to, gasoline, diesel fuel, home heating fuel, and lubricants. Hazardous or toxic substances are products that could pose short or long-term danger to personal health or the environment if they are not properly disposed of, applied or stored. These include, but are not limited to, fertilizers, pesticides and insecticides, paint including paint thinner, varnish remover and wood preservatives, treated wood, construction materials such as asphalt and roofing materials, antifreeze and other automotive products, batteries, cleaning solvents including septic tank cleaners, household cleaners and pool chemicals and products containing mercury and lead.

Note to Buyer:

If contamination of this property from petroleum products and/or hazardous or toxic substances is a concern to you, you are urged to consider soil and groundwater testing of this property.

10. Is any or all of the property located in a designated floodplain? *If yes, explain below* ☐ Yes ☐ No ☐ Unknown ☐ NA

11. Is any or all of the property located in a designated wetland? *If yes, explain below* ☐ Yes ☐ No ☐ Unknown ☐ NA

12. Is the property located in an agricultural district? *If yes, explain below* ☐ Yes ☐ No ☐ Unknown ☐ NA

13. Was the property ever the site of a landfill? *If yes, explain below* ☐ Yes ☐ No ☐ Unknown ☐ NA

14. Are there or have there ever been fuel storage tanks above or below the ground on the property? ☐ Yes ☐ No ☐ Unknown ☐ NA
• If yes, are they currently in use? ☐ Yes ☐ No ☐ Unknown ☐ NA
• Location(s)

• Are they leaking or have they ever leaked? *If yes, explain below* ☐ Yes ☐ No ☐ Unknown ☐ NA

15. Is there asbestos in the structure? *If yes, state location or locations below* ☐ Yes ☐ No ☐ Unknown ☐ NA
