| **House Bill 1221**Senate AmendmentsSection-by-Section Analysis |
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| HOUSE VERSION | SENATE VERSION (IE) | CONFERENCE |
| SECTION 1. Section 5.008(b), Property Code, is amended to read as follows:(b) The notice must be executed and must, at a minimum, read substantially similar to the following:SELLER'S DISCLOSURE NOTICECONCERNING THE PROPERTY AT \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Street Address and City)THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.Seller \_\_ is \_\_ is not occupying the Property.If unoccupied, how long since Seller has occupied the Property?\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_1. The Property has the items checked below:Write Yes (Y), No (N), or Unknown (U).\_\_ Range \_\_ Oven \_\_ Microwave \_\_ Dishwasher \_\_ Trash Compactor \_\_ Disposal \_\_ Washer/Dryer \_\_ Window \_\_ Rain Gutters  Hookups Screens \_\_ Security \_\_ Fire Detection \_\_ Intercom  System Equipment System  \_\_ Smoke Detector  \_\_ Smoke Detector -  Hearing Impaired  \_\_ Carbon Monoxide  Alarm  \_\_ Emergency Escape  Ladder(s) \_\_ TV Antenna \_\_ Cable TV \_\_ Satellite  Wiring Dish \_\_ Ceiling Fan(s) \_\_ Attic Fan(s) \_\_ Exhaust  Fan(s) \_\_ Central A/C \_\_ Central Heating \_\_ Wall/Window  Air  Conditioning \_\_ Plumbing System \_\_ Septic System \_\_ Public Sewer  System \_\_ Patio/Decking \_\_ Outdoor Grill \_\_ Fences \_\_ Pool \_\_ Sauna \_\_ Spa  \_\_ Hot Tub \_\_ Pool Equipment \_\_ Pool Heater \_\_ Automatic Lawn  Sprinkler  System \_\_ Fireplace(s) & \_\_ Fireplace(s) &  Chimney Chimney  (Woodburning) (Mock) \_\_ Natural Gas Lines \_\_ Gas Fixtures \_\_ Liquid Propane Gas: \_\_ LP Community \_\_ LP on Property  (Captive) Garage: \_\_ Attached \_\_ Not Attached \_\_ Carport Garage Door Opener(s): \_\_ Electronic \_\_ Control(s) Water Heater: \_\_ Gas \_\_ Electric Water Supply: \_\_ City \_\_ Well \_\_ MUD \_\_ Co-op Roof Type: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Age: \_\_\_\_\_(approx)Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? \_\_ Yes \_\_ No \_\_ Unknown.If yes, then describe. (Attach additional sheets if necessary):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?\* \_\_ Yes \_\_ No \_\_ Unknown.If the answer to the question above is no or unknown, explain. (Attach additional sheets if necessary):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.3. Are you (Seller) aware of any known defects/malfunctions in any of the following?Write Yes (Y) if you are aware, write No (N) if you are not aware.\_\_ Interior Walls \_\_ Ceilings \_\_ Floors \_\_ Exterior Walls \_\_ Doors \_\_ Windows \_\_ Roof \_\_ Foundation/ \_\_ Basement  Slab(s) \_\_ Walls/Fences \_\_ Driveways \_\_ Sidewalks \_\_ Plumbing/Sewers/ \_\_ Electrical \_\_ Lighting  Septics Systems Fixtures \_\_ Other Structural Components (Describe):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_4. Are you (Seller) aware of any of the following conditions?Write Yes (Y) if you are aware, write No (N) if you are not aware.\_\_ Active Termites \_\_ Previous Structural  (includes or Roof Repair  wood-destroying insects) \_\_ Termite or Wood Rot Damage \_\_ Hazardous or Toxic Waste  Needing Repair \_\_ Previous Termite Damage \_\_ Asbestos Components \_\_ Previous Termite \_\_ Urea formaldehyde  Treatment Insulation \_\_ Previous Flooding \_\_ Radon Gas \_\_ Improper Drainage \_\_ Lead Based Paint \_\_ Water Penetration \_\_ Aluminum Wiring \_\_ Located in 100-Year \_\_ Previous Fires  Floodplain \_\_ Present Flood Insurance \_\_ Unplatted Easements  Coverage \_\_ Landfill, Settling, Soil \_\_ Subsurface  Movement, Fault Lines Structure or Pits \_\_ Single Blockable Main \_\_ Previous Use of Premises  Drain in Pool/Hot for Manufacture of  Tub/Spa\* Methamphetamine If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\*A single blockable main drain may cause a suction entrapment hazard for an individual.5. Are you (Seller) aware of any item, equipment, or system in or on the property that is in need of repair? \_\_ Yes (if you are aware) \_\_ No (if you are not aware). If yes, explain (attach additional sheets as necessary). \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_6. Are you (Seller) aware of any of the following?Write Yes (Y) if you are aware, write No (N) if you are not aware.\_\_ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time. \_\_ Homeowners' Association or maintenance fees or assessments. \_\_ Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others. \_\_ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. \_\_ Any lawsuits directly or indirectly affecting the Property. \_\_ Any condition on the Property which materially affects the physical health or safety of an individual. \_\_ Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source. \_\_Any portion of the property that is located in a groundwater conservation district, a subsidence district, or other special purpose district with the authority to regulate the withdrawal of groundwater.If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_7. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date Signature of SellerThe undersigned purchaser hereby acknowledges receipt of the foregoing notice. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date Signature of Purchaser | SECTION 1. 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(Attach additional sheets if necessary):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. 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Are you (Seller) aware of any of the following conditions?Write Yes (Y) if you are aware, write No (N) if you are not aware.\_\_ Active Termites \_\_ Previous Structural  (includes or Roof Repair  wood-destroying insects) \_\_ Termite or Wood Rot Damage \_\_ Hazardous or Toxic Waste  Needing Repair \_\_ Previous Termite Damage \_\_ Asbestos Components \_\_ Previous Termite \_\_ Urea formaldehyde  Treatment Insulation \_\_ Previous Flooding \_\_ Radon Gas \_\_ Improper Drainage \_\_ Lead Based Paint \_\_ Water Penetration \_\_ Aluminum Wiring \_\_ Located in 100-Year \_\_ Previous Fires  Floodplain \_\_ Present Flood Insurance \_\_ Unplatted Easements  Coverage \_\_ Landfill, Settling, Soil \_\_ Subsurface  Movement, Fault Lines Structure or Pits \_\_ Single Blockable Main \_\_ Previous Use of Premises  Drain in Pool/Hot for Manufacture of  Tub/Spa\* Methamphetamine If the answer to any of the above is yes, explain. 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Are you (Seller) aware of any of the following?Write Yes (Y) if you are aware, write No (N) if you are not aware.\_\_ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time. \_\_ Homeowners' Association or maintenance fees or assessments. \_\_ Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others. \_\_ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. \_\_ Any lawsuits directly or indirectly affecting the Property. \_\_ Any condition on the Property which materially affects the physical health or safety of an individual. \_\_ Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source. \_\_Any portion of the property that is located in a groundwater conservation district or a subsidence district. [FA1(2)] If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_7. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date Signature of SellerThe undersigned purchaser hereby acknowledges receipt of the foregoing notice. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date Signature of Purchaser |  |
| SECTION 2. Section 5.008(b), Property Code, as amended by this Act, applies only to a transfer of property that occurs on or after the effective date of this Act. A transfer of property that occurs before the effective date of this Act is governed by the law applicable to the transfer immediately before that date, and the former law is continued in effect for that purpose. For purposes of this section, a transfer of property occurs before the effective date of this Act if the contract binding the purchaser to purchase the property is executed before that date. | SECTION 2. Same as House version. |  |
| No equivalent provision. | SECTION \_\_. It is the intent of the legislature that Section 5.008(b), Property Code, as amended by this Act, does not:(1) require a seller to disclose that the residential real property subject to a notice required by that section is located in a groundwater conservation district or a subsidence district unless the seller has actual knowledge on the date of the notice that the real property is located in a groundwater conservation district or a subsidence district; or(2) create any duty for any person to investigate to determine if the residential real property is located in a groundwater conservation district or a subsidence district. [FA1(1)] |  |
| SECTION 3. This Act takes effect September 1, 2015. | SECTION 3. This Act takes effect January 1, 2016. |  |