



1 (2) The disclosure statement required by subsection (1) of this  
2 section does not create any legal duty on the part of the lender to  
3 provide the borrower with information regarding the actual presence, or  
4 lack thereof, of registered sex offenders near the borrower's home.

5 NEW SECTION. **Sec. 2.** A new section is added to chapter 64.06 RCW  
6 to read as follows:

7 In a sale of residential real property in which a real estate  
8 contract as defined in RCW 61.30.010 is involved, or other type of sale  
9 in which a lender as defined in RCW 19.149.010 is not utilized, the  
10 seller shall provide to the buyer, upon the signing of the real estate  
11 contract or the transfer of the deed, whichever occurs first, a  
12 disclosure statement in the following format that contains the  
13 following information:

14 NOTICE TO THE BUYER  
15 INFORMATION REGARDING REGISTERED SEX OFFENDERS IN YOUR AREA MAY BE  
16 OBTAINED FROM YOUR COUNTY SHERIFF. THIS NOTICE IS INTENDED ONLY TO  
17 INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT AN ASSERTION  
18 OF THE PRESENCE, OR LACK THEREOF, OF REGISTERED SEX OFFENDERS IN YOUR  
19 AREA.  
20 DATE . . . . . BUYER . . . . . BUYER . . . . .

21 (2) The disclosure statement required by subsection (1) of this  
22 section does not create any legal duty on the part of the seller to  
23 provide the buyer with information regarding the actual presence, or  
24 lack thereof, of registered sex offenders near the buyer's home.

25 NEW SECTION. **Sec. 3.** This act applies prospectively only and not  
26 retroactively. It applies only to transactions occurring on or after  
27 the effective date of this act.

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