

PROPOSED AMENDMENTS TO SENATE BILL NO. 2247

That the House recede from its amendments as printed on page 1082 of the Senate Journal and page 1287 of the House Journal and that Senate Bill No. 2247 be amended as follows:

Page 1, line 7, replace "Except as provided under subsection 6" with "Unless the transaction is exempted under subsection 7"

Page 1, line 8, remove the overstrike over the overstruck colon

Page 1, remove the overstrike over lines 9 through 11

Page 1, line 12, remove the overstrike over "b. The"

Page 1, line 12, remove "the"

Page 1, line 15, remove "by the prospective buyer in the purchase"

Page 1, line 16, remove "agreement, before"

Page 1, line 16, overstrike "the parties sign"

Page 1, line 16, remove "a final"

Page 1, line 16, overstrike "agreement for the sale, exchange, or"

Page 1, overstrike lines 17 through 21

Page 1, line 22, overstrike "structural systems, and mechanical issues regarding the property" and insert immediately thereafter "in an offer to purchase agreement, before the parties sign the final acceptance of the purchase agreement for the sale, exchange, or purchase of the real property, the seller in a transaction subject to subsection 1 shall prepare a written disclosure form and shall make the written disclosure form available to the prospective buyer. The written disclosure form must include all material facts the seller is aware could adversely and significantly affect an ordinary buyer's use and enjoyment of the property or any intended use of the property of which the seller is aware. The written disclosure form must be in the form of the written disclosure form established by the North Dakota real estate commission under subsection 4 or in a substantially similar form and must include latent defects, general condition, environmental issues, structural systems, and mechanical issues regarding the property"

Page 1, line 23, overstrike "make" and insert immediately thereafter "complete"

Page 2, line 13, after "6." insert "Unless the transaction is subject to subsection 1 or exempted under subsection 7, the seller of real property that is a residential dwelling with no more than four units located in this state being sold or exchanged by the owner shall comply with the provisions of this subsection. Except as otherwise provided in an offer to purchase agreement, before the parties sign the final acceptance of the purchase agreement for the sale, exchange, or purchase of the real property, the seller in a transaction subject to this subsection shall disclose to the buyer, in writing, all material facts the seller is aware could adversely and significantly affect an ordinary buyer's use and enjoyment of the property or any intended use of the property of which the seller is aware. The written disclosure may be in the form of a written property disclosure form."

7."

Renumber accordingly