

H.B. 214

DISCLOSURE OF UNREINFORCED MASONRY BUILDINGS ACT

HOUSE COMMITTEE AMENDMENTS

AMENDMENT 1

JANUARY 30, 2021 5:22 PM

Representative **Andrew Stoddard** proposes the following amendments:

1. *Page 1, Lines 10 through 11:*

10 This bill requires certain disclosures or documentation related to unreinforced masonry
11 buildings in transactions involving residential real property.

2. *Page 1, Lines 15 through 18:*

15 ▶ under certain conditions, requires an owner or lessor of residential real property to disclose
whether the real estate
16 includes or may include an unreinforced masonry building;
17 ▶ establishes penalties for ~~{an}~~ a residential real property owner or lessor's failure to
provide written disclosure or
18 documentation regarding unreinforced masonry buildings; and

3. *Page 4, Lines 99 through 102:*

99 (1) (a) If an owner or lessor of residential real property has actual knowledge that the real property
100 includes an unreinforced masonry building, the owner or lessor shall, in a real property lease,
101 conveyance, or other transaction related to the real property, provide written disclosure to the
102 buyer or lessee that the real property includes an unreinforced masonry building.

4. *Page 4, Lines 114 through 116:*

114 (2) (a) If residential real property includes a building built before 1975, unless the owner or lessor
115 of the real property makes a written disclosure required under Subsection (1), the owner or
116 lessor of the real property shall provide the buyer or lessee of the real property:

5. *Page 6, Lines 177 through 179:*

177 A real estate professional is not liable for an owner or lessor of residential real property providing,
178 or failing to provide, a disclosure or documentation required under Section 57-30-201, unless
179 the real estate professional is also the owner or lessor of the real property.