

2001 ASSEMBLY BILL 696

January 4, 2002 – Introduced by Representatives FRISKE, AINSWORTH, LOEFFELHOLZ, FREESE, GARD, ALBERS, GUNDERSON, SERATTI, KRAWCZYK, J. LEHMAN, OWENS, HUBER, POWERS, OTT, GUNDRUM, VRAKAS, KEDZIE, HINES and MCCORMICK. Referred to Committee on Rural Affairs and Forestry.

- 1 **AN ACT** *to create* 706.25 and 709.03 (form) D. 1m. of the statutes; **relating to:**
2 disclosing whether land being sold is designated as, or eligible to be designated
3 as, managed forest land.

Analysis by the Legislative Reference Bureau

Under current law, with certain exceptions, owners who wish to sell residential real property must give prospective buyers a form, known as a real estate condition report, on which the owner discloses whether he or she is aware of various specified conditions, mostly defects, of the real property. The form also includes some additional information, such as how long the owner has lived on the property, and a notice that the prospective buyer and the owner may wish to obtain professional advice or inspections of the property.

Also under current law, a parcel of land that is at least ten contiguous acres in size, at least 80% of which is capable of producing a minimum of 20 cubic feet of timber per acre per year, and that is not developed for a human residence may be designated as managed forest land under a program administered by the department of natural resources. The owner of land designated as managed forest land makes an annual acreage share payment instead of the property taxes that normally would be payable. In exchange the owner must comply with certain forestry practices and must allow the public on the land with certain exceptions.

This bill adds to the real estate condition report the requirement that the owner disclose whether he or she is aware that the real property, or a portion of it, is designated as, or eligible to be designated as, managed forest land. If the owner is

