

Vermont Realtors Update

Water Testing Disclosure

April 24, 2017

Vermont Realtors, in conjunction with the Vermont Department of Health created a document entitled Testing Drinking Water from Private Water Supplies that has been in use since July 1, 2013. This document was revised in August of 2014 and is attached.

We utilize an electronic Transaction Management Program called Dotloop that allows us to create and manage all of the documents required in a real estate transaction. This document is loaded into the program and is easily attached to all Purchase Agreements with properties with private water supplies. Additionally, there is a checkbox on page 7 of the Purchase and Sale Agreement (see attachment) that acknowledges receipt of this document with the signature on the Purchase and Sale Agreement by the Purchaser.

In practice this system works very well. We provide the Contract and associated Addendums as well as the State Mandated Consumer Disclosure and Water Testing Document. The Purchaser receives the disclosure at the same time that they sign the contract. In my position as a Director for Vermont Realtors, I have not heard of any issues with this disclosure.

In addition, we have expanded the Water Supply section of our Sellers Property Information Report. This 6 page document allows Sellers to provide information on all systems in the home. In section 4 on Water Supplies (see attachment), there is specific reference to the Department of Health document and the 72 hour disclosure period as required by the 2013 Statute.

We feel that this system has been very effective in providing useful information to Purchasers, allowing them to make informed decisions regarding the property that they are considering. Vermont Realtors appreciate the opportunity to comment on this important issue.