

SUMMARY—Revises provisions governing the sale of real property. (BDR 10-1005)

FISCAL NOTE: Effect on Local Government: No.

Effect on the State: No.

AN ACT relating to real property; requiring a seller of real property that includes a private well to disclose to the buyer the quality of and amount of certain chemicals in the water in the private well; and providing other matters properly relating thereto.

**Legislative Counsel's Digest:**

Existing law sets forth certain disclosures that a seller of real property is required to make to a purchaser in a real estate transaction. (NRS 113.060-113.150) This bill requires a seller of real property that contains a private well to disclose to the purchaser the results of a test concerning the quality of the water in the private well. This bill further requires that: (1) the disclosure indicate whether the water in the private well complies with certain standards of water quality and the amounts of certain chemicals in the water; (2) the test be performed within 90 days before the date of closing; and (3) the test be conducted by a laboratory with a certain certification.

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THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN  
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

**Section 1.** Chapter 113 of NRS is hereby amended by adding thereto a new section to read as follows:

*1. Before the date of closing in a real estate transaction, a seller of real property that includes a private well shall disclose, in writing, to the purchaser the results of a test which concerns the quality of the water in the private well. The results of the test must indicate:*

*(a) Whether the water in the private well complies with the standards of water quality established by the State Environmental Commission pursuant to NRS 445A.425; and*

*(b) The amounts of arsenic, cadmium, lead, mercury and zinc in the water.*

*2. The test must be conducted:*

*(a) Within 90 days before the date of closing; and*

*(b) By a laboratory certified in accordance with the regulations adopted pursuant to NRS 445A.425 and 445A.428.*

*3. As used in this section:*

*(a) "Private well" means a well that is not a public water system or part of a public water system.*

*(b) "Public water system" has the meaning ascribed to it in NRS 445A.235.*

