

Resolution: Full Disclosures of Natural Hazards in Real Estate Transactions

1 **WHEREAS** the most recent major geological event in Washington State, the Oso landslide, resulted in major loss of life
2 and of property,

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4 **WHEREAS** many regions of Washington State are subject to natural hazards such as earthquakes, tsunamis, floods,
5 volcanic eruptions, and forest fires, with high probability of occurrence long term,

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7 **WHEREAS** certain development or land use activities such as clear-cutting the forest can change the potential of an
8 adverse geological event to occur,

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10 **WHEREAS** more and more property is being developed or built in regions at higher risks of experiencing adverse
11 geological events,

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13 **WHEREAS** Washington State real estate disclosure laws are thorough and strict, but are focused primarily on the
14 immediate building structures, and do not require disclosures of known or likely environmental hazards beyond the
15 property itself which could damage the property, or insurability against same, except in narrow instances such as being on
16 a flood plain,

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18 **THEREFORE BE IT RESOLVED** that the State of Washington real estate transaction disclosure code (RCW Chapter
19 64.06) be amended to require disclose of potential natural hazards which could impact a property, especially those which
20 have occurred around a site in the past and are likely to occur again,

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22 **BE IT RESOLVED** that disclosure statements include statements about insurability of properties with regard to natural
23 hazards,

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25 **BE IT RESOLVED** that disclosure statements of specific risks as “unknown” or “not insurable” be acceptable, because
26 in many cases events of natural are not precisely predictable or well known,

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28 **THEREFORE BE IT FINALLY RESOLVED** that jurisdictions responsible for land use and zoning actively encourage
29 developments toward safer regions, and discourage developments in the more hazardous regions of their jurisdictions.

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31 *Submitted by Theresa LoPresti to the Benton County Democrats at the Benton County Democratic Party Convention April*
32 *12, 2014, in Richland, Benton County, Washington.*

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34 *Adopted by the Benton County Democratic Convention April 12, 2014.*