

Residential Property Disclosure Form: When Do I Need One?

Required	Not Necessary
Sale of 1-4 family; Commercial/retail space if it has up to 1-4 apts in the building	Lots with zero residential units; Property with 5 or more residential units; C/I property with zero residential units
New construction if ever occupied	New construction if no one has occupied the property
Mobile/manufactured home if sale includes land	Sale of mobile/manufactured home with no land
Sellers who inherited the property & have lived there during the last year	Sellers who inherited the property but haven't lived in it during the last year
Sale by person with Power of Attorney	Court ordered sale (i.e., probate, bankruptcy); Sale by executor of estate; Sale by guardian, trustee, or conservator
Sale by a lender or anyone else who bought the property at a sheriff's sale	Sale by a lender who took a deed in lieu of foreclosure
Sale to a buyer who has lived in the property for less than one year prior to sale	Sale to a buyer who has lived in the property for one year prior to sale (i.e., tenant)
Investor owned property even if they've never lived there	Sales between co-owners
	Sale or purchase by a government entity
	Sales between spouses or former spouses
	Sales to/from children & parents/grandchildren & grandparents