

SENATE FILE NO. SF0134

Right to farm-real estate disclosures.

Sponsored by: Senator(s) Bouchard, Boner, Driskill, French,  
Ide, Laursen, D and Steinmetz and  
Representative(s) Allemand, Heiner,  
Pendergraft, Trujillo and Winter

A BILL

for

1 AN ACT relating to property and agriculture; requiring  
2 information concerning adjacent farm and ranch operations  
3 in property disclosure statements to prospective buyers as  
4 specified; making conforming amendments; providing  
5 definitions; specifying applicability; and providing for an  
6 effective date.

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8 *Be It Enacted by the Legislature of the State of Wyoming:*

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10 **Section 1.** W.S. 11-44-103 by creating a new  
11 subsection (b) and 34-1-151(d) and by creating a new  
12 subsection (f) are amended to read:

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1           11-44-103. Farm or ranch operations not considered a  
2 nuisance; conditions.

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4           (b) Notice of subsection (a) of this section shall be  
5 provided in a property disclosure statement as required by  
6 W.S. 34-1-151.

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8           34-1-151. Property disclosure statement.

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10          (d) For purposes of this section:7

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12           (i) "Farm and ranch operations" means as defined  
13 by W.S. 11-44-104(c);

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15           (ii) "Vacant land" means land:

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17                   ~~(i)~~(A) With no habitable dwelling;

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19                   ~~(ii)~~(B) Not within the boundaries of a  
20 platted subdivision, or city or town; and

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22                   ~~(iii)~~(C) Less than one hundred forty (140)

23 acres.

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2 (f) Every seller of vacant land or subdivided land  
3 shall provide to any prospective buyer in writing a  
4 property disclosure statement that provides notice of farm  
5 and ranch operations that are occurring within one (1) mile  
6 of the land to be sold. No transfer subject to this  
7 subsection shall be invalidated solely because of the  
8 failure to comply with this subsection. The notice shall,  
9 at a minimum, consist of the following:

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NOTICE OF RIGHT TO FARM

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This property is located within one (1) mile of  
farm and ranch lands as defined in Wyoming  
statute. Accordingly, the property may be subject  
to inconveniences or discomforts resulting from  
agricultural operations that are a normal and  
necessary aspect of living in a community with a  
strong rural character and a healthy agricultural  
sector. Customary agricultural practices in farm  
and ranch operations may include, but are not  
limited to, noise, odors, dust, light, insects,  
the operation of pumps and machinery, the storage  
and disposal of manure, bee pollination and the

1 ground or aerial application of fertilizers,  
2 pesticides and herbicides. These agricultural  
3 practices may occur at any time during the  
4 twenty-four (24) hour day. Individual  
5 sensitivities to those practices can vary from  
6 person to person. You may wish to consider the  
7 impacts of these agricultural practices before  
8 you complete your purchase. Please be advised  
9 that you may be barred from obtaining legal  
10 remedies against farm and ranch operations  
11 conducted in a manner consistent with proper and  
12 accepted customs and standards pursuant to the  
13 Wyoming Right to Farm and Ranch Act, Wyoming  
14 Statute 11-44-101 through 11-44-104.

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16 **Section 2.** This act is effective July 1, 2023.

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(END)