

**DRAFT ONLY
NOT APPROVED FOR
INTRODUCTION**

SENATE FILE NO. _____

Property disclosure statement.

Sponsored by: Joint Agriculture, State and Public Lands
and Water Resources Interim Committee

A BILL

for

1 AN ACT relating to property disclosure statements;
2 providing for notification of property adjacent to vacant
3 land; and providing for an effective date.

4
5 *Be It Enacted by the Legislature of the State of Wyoming:*

6
7 **Section 1.** W.S. 34-1-151 by creating a new subsection
8 (d) is amended to read:

9
10 **34-1-151. Property disclosure statement.**

11
12 (d) Before any improved or unimproved parcel of real
13 property that is adjacent to vacant land is sold or

1 exchanged, the seller shall, by separate written document,
2 disclose to the purchaser information regarding grazing on
3 the vacant land. The written document shall contain a
4 statement with the following language:

5
6 "This property is adjacent to vacant land on
7 which livestock may be permitted to graze or
8 roam. Unless you construct a fence that will
9 prevent livestock from entering this property,
10 livestock may enter the property and you may not
11 be entitled to collect damages because the
12 livestock entered the property."

13
14 **Section 2.** This act is effective July 1, 2011.

15
16 (END)