

No. 280

AN ACT

HB 2442

Amending the act of January 24, 1966 (1965, P.L.1535, No.537), entitled, as amended, "An act providing for the planning and regulation of community sewage systems and individual sewage systems; requiring municipalities to submit plans for systems in their jurisdiction; authorizing grants; requiring permits for persons installing such systems; authorizing the Department of Environmental Resources to adopt and administer rules, regulations, standards and procedures; creating an advisory committee; providing remedies and prescribing penalties," requiring disclosure statements in certain land sale contracts.

The General Assembly of the Commonwealth of Pennsylvania hereby enacts as follows:

Section 1. The title, act of January 24, 1966 (1965 P.L.1535, No.537), known as the "Pennsylvania Sewage Facilities Act," amended July 22, 1974 (P.L.621, No.208), is amended to read:

AN ACT

Providing for the planning and regulation of community sewage systems and individual sewage systems; requiring municipalities to submit plans for systems in their jurisdiction; authorizing grants; requiring permits for persons installing such systems; *requiring disclosure statements in certain land sale contracts*; authorizing the Department of Environmental Resources to adopt and administer rules, regulations, standards and procedures; creating an advisory committee; providing remedies and prescribing penalties.

Section 2. The act is amended by adding a section to read:

Section 7.1. Land Sale Contracts.—(a) Every contract for the sale of a lot as defined in section 2 for which there is no currently existing community sewage system available shall contain a statement in the contract clearly indicating to the buyer that there is no community sewage system available and that a permit for an individual sewage system will have to be obtained pursuant to section 7. The contract shall also clearly state that the buyer should contact the local agency charged with administering this act before signing the contract to determine the procedure and requirements for obtaining a permit for an individual sewage system if one has not already been obtained. For purposes of this section the terms "community sewage system" and "individual sewage system" shall be construed to exclude any drainage system for the control of surface water or the control of storm runoff water.

(b) Any contract for the sale of a lot which does not conform to the requirements of subsection (a) shall not be enforceable by the seller against

the buyer. Any term of such contract purporting to waive the rights of the buyer to the disclosures required in subsection (a) shall be void.

Section 3. This act shall take effect in 60 days and shall apply to all contracts made thereafter.

APPROVED—The 2nd day of December, A. D. 1976.

MILTON J. SHAPP