

Department of Planning and Budget

2022 Fiscal Impact Statement

1. Bill Number: SB 311

House of Origin	<input type="checkbox"/> Introduced	<input checked="" type="checkbox"/> Substitute	<input type="checkbox"/> Engrossed
Second House	<input type="checkbox"/> In Committee	<input type="checkbox"/> Substitute	<input type="checkbox"/> Enrolled

2. Patron: Ebbin

3. Committee: Passed Senate

4. Title: Real property; title insurance and duty to disclose ownership interest and lis pendens.

5. Summary: Provides that if a real estate licensee knows or should have known that he, any member of his family, his firm, any member of his firm, or any entity in which he has an ownership interest is acquiring or attempting to acquire or is selling or leasing real property through purchase, sale, or lease and the licensee is a party to the transaction, the licensee must disclose to purchaser, seller, lessor, or lessee in writing that he, any member of his family, his firm, any member of his firm, or any entity in which he has an ownership interest has or will have an ownership interest to the other parties to the transaction. The bill requires that an owner of residential dwelling unit who has actual knowledge of a lis pendens filed against the dwelling unit to provide to a prospective purchaser a written disclosure of such fact to the purchaser on a form provided by the Real Estate Board on its website.

6. Budget Amendment Necessary: No

7. Fiscal Impact Estimates: Preliminary. See item 8.

8. Fiscal Implications: It is anticipated that this bill will not have a fiscal impact on the Department of Occupational and Professional Regulation. The State Corporation Commission anticipates that any fiscal impact that may result from this bill can be absorbed within existing resources.

9. Specific Agency or Political Subdivisions Affected: Department of Occupational and Professional Regulation, State Corporation Commission.

10. Technical Amendment Necessary: No

11. Other Comments: This bill is the companion to HB 281, as amended and adopted by the House.