

It is against the law to not **DISCLOSE** a Material Fact

A Material Fact is something that may make a buyer make a different decision

A general Buyer Notice is **NOT TRUE DISCLOSURE** or property specific

Current disclosure protocol **EXEMPTS NEW BUILDS** and other residential sales

All real estate sales/sellers do not use the standard realtor contract. Writing the Senate version does not cover builders, developers and other contract formats

Disclosing and not allowing recourse to void the contract **BASED ON THAT INFORMATION** is not ethical

This bill is aimed at Superfund Sites **ON THE NATIONAL PRIORITIES LIST** specifically because of the magnitude of these sites

If your argument is that it may make buyers make a different decision so you do not want to conspicuously **disclose** this information, that would be considered concealment in a court of law (as seen in other state's Supreme Court decisions).