

METHAMPHETAMINE DISCLOSURE NOTICE



1 Property Address: _____
2 _____

3 NOTICE OF CLANDESTINE METHAMPHETAMINE DRUG LAB: The clandestine manufacture of methamphetamine
4 may produce hazardous chemical residues that can be harmful if not properly mitigated. The undersigned Seller,
5 Landlord, Seller's Agent and/or Property Manager therefore provide the following notice and disclosure in accordance
6 with Montana Code Annotated § 75-10-1305:

- 7 The Seller/Landlord disclose that they have knowledge that the property has been used as a clandestine
8 methamphetamine drug lab and that the property **has not** been remediated in accordance with the
9 decontamination standards established in Montana Code Annotated § 75-10-1303 and adopted by the
10 Montana Department of Environmental Quality by a contractor certified in accordance with Montana Code
11 Annotated § 75-10-1304.
- 12 The Seller/Landlord disclose that they have knowledge that the property has been used as a clandestine
13 methamphetamine drug lab. The Seller, Landlord, Seller's Agent and/or Property Manager hereby give
14 notice as follows:
 - 15 The Seller/Landlord have submitted documentation to the Montana Department of Environmental
16 Quality, from a contractor certified in accordance with Montana Code Annotated § 75-10-1304, that
17 the property has been remediated by said contractor in accordance with the decontamination
18 standards established in Montana Code Annotated § 75-10-1303 and adopted by the
19 Montana Department of Environmental Quality; or
 - 20 The Seller/Landlord have submitted documentation to the Montana Department of Environmental
21 Quality, from a contractor certified in accordance with Montana Code Annotated § 75-10-1304, that
22 the property meets the decontamination standards established in Montana Code Annotated
23 § 75-10-1303 and adopted by the Montana Department of Environmental Quality without needing any
24 further decontamination.

25 The Seller, Landlord, Seller's Agent and/or Property Manager further provide notice that the Montana Department of
26 Environmental Quality is required to maintain a list, available to the public through a website, of inhabitable property
27 that has been reported as contaminated by its use as a clandestine methamphetamine drug lab and that has not been
28 properly remediated to the standards established in Montana Code Annotated § 75-10-1303 and adopted by the
29 Montana Department of Environmental Quality.

30 _____
31 Landlord Date Property Manager Date

32 _____
33 Landlord Date Property Manager Date

34 ACKNOWLEDGMENT: The undersigned Buyer/Tenant, Buyer's Agent and/or Statutory Broker acknowledge
35 receipt of this Methamphetamine Disclosure Notice. They further acknowledge that the Seller, Landlord, Seller's
36 Agent and/or Property Manager who have provided this Methamphetamine Disclosure Notice are not liable in any
37 action that is based on the presence of methamphetamine in an inhabitable property provided that: (i) the Montana
38 Department of Environmental Quality has confirmed that the decontamination standards, as established in Montana
39 Code Annotated § 75-10-1303 and adopted by the Montana Department of Environmental Quality, have been met;
40 and (ii) the Seller, Landlord, Seller's Agent and/or Property Manager did not cause the methamphetamine
41 contamination.

42 _____
43 Tenant Date Buyer's Agent/Statutory Broker Date

44 _____
45 Tenant Date Buyer's Agent/Statutory Broker Date

NOTE: Unless otherwise expressly stated the term "Days" means calendar days and not business days. Business days are defined as all days except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or a holiday can be performed on the next business day.

©MONTANA ASSOCIATION OF REALTORS®
Methamphetamine Disclosure Notice, March 2006

