

DISCLOSURE STATEMENT FOR PENDING BUILDING CODE OR ZONING ORDINANCE VIOLATIONS

NOTICE TO PROSPECTIVE PURCHASER

The Code of Virginia (§ 55.1-706) requires the owner of residential real property who has **actual knowledge** of **(1)** any pending enforcement actions pursuant to the Uniform Statewide Building Code (§ 36-97 et seq.) that affect the safe, decent, sanitary living conditions of the property of which the owner has been notified in writing by the locality, or **(2)** any pending violation of the local zoning ordinance that the violator has not abated or remedied under the zoning ordinance, *within a time period set out in the written notice of violation* from the locality or established by a court of competent jurisdiction, the owner shall provide a written disclosure of that fact to the prospective purchaser.

Accordingly, you are advised that the new dwelling briefly described as:

Property Address/ Legal Description

Is known by the Builder/Owner to have:

- pending building code enforcement action** as described above, of which the Owner has been notified in writing by the locality, or
- pending violation of the local zoning ordinance** that has not been abated or remedied within the time period set out in the written notice of violation.

Owner

Date

Owner

Date

The purchaser(s) acknowledge receipt of a copy of this disclosure statement.

Purchaser

Date

Purchaser

Date