

## DISCLOSURE STATEMENT FOR PENDING BUILDING CODE OR ZONING ORDINANCE VIOLATIONS

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### NOTICE TO PROSPECTIVE PURCHASER

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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:**

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**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.

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**Owner**

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**Date**

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**Owner**

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**Date**

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

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**Purchaser**

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**Date**

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**Purchaser**

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**Date**