

PROPERTY DISCLOSURE STATEMENT (PDS) FOR VACANT LAND

This Statement is attached to and forms part of the Seller Brokerage Agreement/Seller Designated Brokerage Agreement.
Approved by the Nova Scotia Real Estate Commission (NSREC) for use by licensees under the *Nova Scotia Real Estate Trading Act*.
The NSREC is the regulatory body for real estate in Nova Scotia.

This Property Disclosure Statement (PDS) is optional and is to be completed by the Seller to the best of their knowledge. If additional space is required for responses, attach a schedule. This PDS must be updated should any property conditions change prior to closing. The Seller is responsible for the accuracy of the information on this PDS.

Property Address: _____ **PID(s)/ Serial #:** _____

Seller: _____

I/We have owned the Property since: _____.

1. Access Services

1.1. The Property has access to the following essential services:

- Power lines to the property line
- Direct access to a public road
- Private roadway access to a public road

2. Water Supply

2.1. Is there a water supply on the Property? Yes No

What is the source of the water supply?

- Municipal Drilled well Dug well
- Other: _____

2.2. Is a well certificate available?

- Yes No Does not apply

If yes, will documentation be provided to the Buyer? Yes No

If no, provide details: _____

3. Sewage Disposal

3.1. Is there sewage disposal on the Property? Yes No

3.2. What is the type of sewage disposal?

- Municipal Septic system Holding Tank
- Other: _____

3.3. Is there a septic certificate available? Yes No

If yes, will documentation be provided to the Buyer? Yes No

If no, provide details: _____

3.4. Have any percolation tests been performed on the Property?

- Yes No Do not know

If yes, when? _____

4. Environmental

4.1. Are you aware of any environmental problems or soil contamination of any kind having occurred on the Property, such as toxic waste, gasoline, fuel tanks, mining operations or abandoned wells? Yes No

If yes, provide details: _____

4.2. If the Property was contaminated, can you provide an Environmental Report and Certificate of Compliance to the Buyer? Yes No

4.3. Are you aware of any gas stations, refuse disposal sites, toxic substance storage sites, salvage yards, or other pollutant source that abutted or was in close proximity to the Property? Yes No

If yes, provide details: _____

4.4. Have you ever tested the Property for radon gas? Yes No

If yes, when and what were the results? _____

4.5. Are you aware of any underground oil tanks on the Property?

- Yes No

If yes, provide details: _____

5. Use Restrictions, Zoning and Permits

5.1. Are you aware of any limitations with the Property including, but not limited to: restrictive or protective covenants, easements, rights of way, shared wells, driveway agreements, or encroachments on or by adjoining properties?

- Yes No

If yes, provide details: _____

5.2. Is there any ongoing financial maintenance or other obligations related to the Property that the Buyer will be responsible for? Yes No

If yes, provide details: _____

5.3. Is the Property located on or near a floodplain or designated flood zone?

- Yes No

5.4. Is the Property located in a watershed district?

- Yes No Do not know

If yes, provide details: _____

5.5. Are you aware of any public projects or real estate developments planned in close proximity to the Property, such as road widening, new highways or expropriations? Yes No

If yes, provide details: _____

5.6. Are you aware of any projects or issues with the Property that will result in betterment charges or a special assessment? Yes No

If yes, provide details: _____
