

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. The Seller is responsible for the accuracy of the information on this PDS. If additional space is required for responses, attach a schedule. If changes to the property conditions occur prior to closing, the Buyer will be notified in writing.

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

Seller: _____

I/We have owned the Property since: _____.

1. Water Supply

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

1.2. If there is not a current water supply, is the Property able to access the municipal water supply? ☐ Yes ☐ No ☐ Do not know ☐ Does not apply

1.3. If there is currently water supply on the Property, what is the source?

☐ Municipal ☐ Drilled well ☐ Dug well

☐ Other: _____

1.4. If there is a well:

a) Is a well certificate available? ☐ Yes ☐ No ☐ Do not know

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

b) Where is the well physically located?

☐ On the property ☐ On another property (specify below)

☐ Do not know Provide details: _____

c) Is the well shared? ☐ Yes ☐ No ☐ Do not know

If shared, is there deeded access or a documented agreement related to the well? ☐ Yes ☐ No ☐ Do not know

If yes, provide details: _____

e) Are you aware of any repairs or upgrades to the sewage disposal?

☐ Yes ☐ No

If yes, provide details: _____

If yes, will supporting documentation of the repairs or upgrades be provided to the Buyer? ☐ Yes ☐ No

2.4. If there is sewage disposal on the property (except municipal):

a) What date was the system last pumped and by whom?

b) Is there septic disposal documentation available? ☐ Yes ☐ No

If yes, will a copy be provided to the Buyer? ☐ Yes ☐ No

2.5. Is there an approved on-site sewage system design?

☐ Yes ☐ No ☐ Do not know

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

2.6. Have any soil assessments been performed on the Property?

☐ Yes ☐ No ☐ Do not know

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

2. Sewage Disposal (Municipal and Septic)

2.1. Is there sewage disposal on the Property? ☐ Yes ☐ No

2.2. If there is not a current sewage disposal, is the Property able to access the municipal sewage disposal?

☐ Yes ☐ No ☐ Do not know ☐ Does not apply

2.3. If there is currently sewage disposal on the Property:

a) What is the type of sewage disposal?

☐ Municipal ☐ Septic system ☐ Holding Tank

☐ Other: _____

b) What is the age of the sewage disposal selected in clause 2.3(a)?

Age: _____ ☐ Do not know

c) Where is the sewage disposal and/or clean out located? _____

d) Are you aware of any problems and/or malfunctions with the sewage disposal? ☐ Yes ☐ No

If yes, provide details: _____

3. Environmental and Land

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

☐ Yes ☐ No If yes, provide details: _____

3.2. 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, fuel leaks, mould, asbestos, the existence of any mining operations, buried garbage/debris, decommissioned sewage disposal or abandoned wells? ☐ Yes ☐ No

If yes, provide details: _____

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

3.4. 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: _____

3.5. Are you aware of any damage or hazards due to wind, fire, water/flooding, erosion, sinkholes, natural disaster, wood rot, pests, rodents or insects?

☐ Yes ☐ No If yes, provide details: _____

PROPERTY: _____**3.6.** Is the Property located on or near a floodplain or designated flood zone?
☐ Yes ☐ No ☐ Do not know
3.7. Has there been damage to the property due to coastal flooding or coastal erosion? ☐ Yes ☐ No ☐ Do not know

If yes, provide details: _____

3.8. Are you aware of any changes made to the property to help manage coastal flooding and/or coastal erosion? ☐ Yes ☐ No ☐ Does not apply

If yes, provide details: _____

3.9. Are you aware of the property ever experiencing any other flooding, pooling, or having drainage issues?
☐ Yes ☐ No If yes, provide details: _____
3.10. Is the Property located in a watershed district?
☐ Yes ☐ No ☐ Do not know

If yes, provide details: _____

4. Use Restrictions, Zoning and Permits**4.1.** Are you aware of any limitations with the Property including, but not limited to: restrictive or protective covenants, easements, rights of way, driveway agreements, or encroachments on or by adjoining properties?
☐ Yes ☐ No If yes, provide details: _____
4.2. Is there any ongoing financial obligations related to the Property that the Buyer will be responsible for? ☐ Yes ☐ No

If yes, provide details: _____

4.3. 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: _____

4.4. 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: _____

5. Seller's Signature

The information contained in this PDS has been provided to the best of the Seller's knowledge. The Seller confirms receipt of a true copy of the PDS and agrees that it may be given to prospective Buyers. The Seller further agrees to provide prospective Buyers with a further written disclosure of any changes in the condition of the Property that have occurred since completion of this PDS.

Signed and delivered in the presence of:

In Witness whereof I have hereunto set my hand:

Witness _____

Seller _____

Date _____

Witness _____

Seller _____

Date _____

6. Buyer's Signature

NOTICE: The information contained in this Property Disclosure Statement has been provided by the Seller of the Property and is believed to be accurate. The Buyer is urged to carefully examine the Property and have it inspected by an independent party or parties to verify the above information.

The Buyer acknowledges having read and received a copy of this PDS.

Signed and delivered in the presence of:

In Witness whereof I have hereunto set my hand:

Witness _____

Buyer _____

Date _____

Witness _____

Buyer _____

Date _____

