

TO: RESIDENTIAL PROPERTY OWNERS, REALTORS AND TITLE COMPANIES

RE: SELLERS OF REAL ESTATE TO PROVIDE DISCLOSURE

In order to protect the character and stability of all real property within the City and preserve the property values of land and buildings, the Board of Aldermen of the City of St. Peters determined that *sellers of residential property* should be required to disclose certain information materially affecting the value or desirability of the property which are known or accessible to the seller. This requirement was passed in November 1991.

Ordinance No. 4238 passed by the St. Peters Board of Aldermen on March 10, 2005 amends Section 210.450 of the City Code as follows:

- It is unlawful for the **owner of any real property within the corporate limits of the City of St. Peters** to sell, transfer, convey or otherwise dispose of any real property zoned R-1 or R-1 (A), Single Family Residential within the City without providing the purchaser, prior to or at the time of execution of the purchase agreement, a copy of a disclosure statement, signed by the owner/seller and the purchaser of the real property, containing the information described in Subsection B of the City Code regarding such real property.
- Subsection B of Section 210.450 of the City Code has been amended to require that the existence and location of all recorded easements and rights-of-way burdening the property, and all known unrecorded easements and rights-of-way, the existence of which are discoverable upon routine inspection of the real property, and by attaching to such disclosure statement an existing survey or recorded plat depicting the real property.
- The disclosure statement is to be recorded by such owner/seller in the office of the St. Charles County Recorder of Deeds within 30 days after the closing on the sale of such real property.
- **Please note** that “counterpart” documents with separate signatures pages and notarizations for owner/seller and buyer/purchaser are acceptable in order to provide for original signatures of the seller and purchaser as required for recording purposes. Copies of spot surveys and/or recorded plats are acceptable attachments for the disclosure of easements and right-of-ways.
- A revised “Disclosure Report” form is attached for your use in complying with these requirements.

The City of St. Peters is committed to the preservation of private property rights and attempts to help property owners, present and future, become aware of the effects of local regulations in order to maintain a quality residential home environment.

- Easements: existence and location of all recorded easements and rights-of-way burdening the property, and all known unrecorded easements and rights-of-way, the existence of which are discoverable upon a routine inspection of the real property, and by **attaching to this disclosure statement an existing survey or recorded plat depicting the real property.**
- Other Items (specify each item discussed):

Signature of Affected Parties:

 Purchaser/Buyer
 Date _____

 Seller/Owner
 Date _____

STATE OF MISSOURI)
) SS
 COUNTY OF ST. CHARLES)

On this _____ day of _____, 20____, before me personally appeared _____, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

 Notary Public

My Commission Expires:

STATE OF MISSOURI)
) SS
 COUNTY OF ST. CHARLES)

On this _____ day of _____, 20____, before me personally appeared _____, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

 Notary Public

My Commission Expires: