

SUBDIVISION DISCLOSURE STATEMENT

DOYLESTOWN Twp. CODE Ch. 129 Tax Parcel No. _____ Lot _____

Street Address _____ Subdivision _____

A.

Prior to executing an agreement of sale for any residential property or lot proposed for residential construction, the potential buyer shall execute a disclosure statement verifying that the developer and/or owner has provided and explained all of the information to the potential buyer as required by this article.

B.

The developer and/or owner shall display a copy of the official Township-approved subdivision or land development plan in the office or other place where property sales are transacted, so that the plans are plainly visible to all potential buyers. The approved subdivision or land development plans shall include the record plan and all other accompanying plans approved with the record plan.

Furthermore, each potential buyer shall receive a reduced version of the record plan prior to executing an agreement of sale.

C.

The information as set forth hereafter shall be noted on the approved land development and/or subdivision plans or summarized in narrative form. The information shall further be listed on a checklist form for review and signature by the prospective buyer and for submission to the Township.

Checklist

1. All common areas such as parkland, streets, open space and stormwater management areas. Any stub streets or streets that may be extended to adjacent properties.
2. All lot lines within the development.
3. The zoning classification for the development, including applicable requirements for principal uses including lot size, yard requirements, building coverage limits, accessory uses, and height limitations.
4. The zoning classifications for all properties adjoining the development with a description of the uses permitted in each contiguous zoning district.
5. The location of all easements within the development; a description of the uses and terms of the easements and showing which lots are affected by these easements; location of any underground pipelines, stormwater management facilities such as basins and swales, sanitary sewer easements, water easements, or conservation easements; the location of any bike paths or other public improvements. The potential buyer shall also be informed, in writing, as to any maintenance responsibilities that may be imposed upon the potential buyer if the buyer purchases the property, and, if any property is encumbered by any easements, rights-of-way and the like, the potential buyer shall be notified, in writing, about limitations on planting, paving or use of, construction on, or required setbacks from any easements and/or right-of-way areas.
6. The location of all areas that contain natural resource restrictions due to wetlands, steep slopes, woodlands, floodplains, and the like, and a description of the restrictions that apply to those natural resource areas.
7. Explanation that the Township will require a permit for the erection or construction of accessory

buildings, fences, or building additions.

- 8. A copy of the record plan, the text narrative, and a plot plan for the lot to be purchased, showing all building setback lines and lot area in acres and square feet.
- 9. The existence of a homeowners' association, together with all documents related to the creation of the homeowners' association and the duties and responsibilities of the homeowners' association.

§ 129-3_Certification.

A.

It shall be unlawful for any owner, developer and/or his or her agent to sell property or any interest therein, unless the owner, developer or his or her agent shall first deliver to the potential purchaser at or prior to the time of the signing of the agreement of sale a certification referred to previously in this article, and, further, the agreement of sale shall state within its contents, that the owner, developer or agent has delivered to the purchaser, a copy of the certification, a copy of the subdivision plan of lots, and a copy of the lot plan for the lot to be purchased by the potential purchaser of real property. This article shall apply to all owners or developers of property wherein the conveyance of property shall be the first conveyance following the subdivision approval of a major subdivision or where the conveyance is made as part of the construction of a home or other building on the lot, but it shall not be required in the event of resale by the initial purchaser of the property for residential purposes.

B.

All potential purchasers of properties subject to this article shall execute the checklist provided above and shall sign a statement to be presented to the Township prior to the issuance of a certificate of occupancy. If the sale is of an unimproved lot, the Township shall receive the disclosure statement prior to the recording of the new deed to the property. The form of the statement shall be as follows:

I/we, the undersigned, acknowledge that I/we have received a copy of the subdivision or land development plan and related text narrative as it relates to my/our property from the seller and understand the constraints imposed thereon with regard to my/our property. I/we have further received the checklist and understand that signing this disclosure statement does not release me/us from complying with all the requirements of the Township of Doylestown.

Purchaser 1 Sign

Owner/Authorized Agent Sign & Print Name

Purchaser 1 Print Name

Purchaser 2 Sign

Purchaser 2 Print Name

Date

Date

(Purchasers to initial Checklist items 1-9)