



Summary of Revisions to the Department of Consumer Protection (DCP) Residential Property Condition Disclosure Report (RPCDR), released July 11, 2018

Key details:

- **Effective August 10, 2018**
- **Only applies to new residential listings on or after August 10, 2018**
- Available now for review on the DCP site
- The revised version has a revision date of 08/2018
- The form is being programmed into the CTR Libraries with electronic forms vendors

Key changes:

- Expands the Sellers Instructions on page 1
- Adds an extra line for sellers' names in question 1 on page 1
- Adds page numbers starting with page 2
- Adds the Property Address to each page
- Adds buyer and seller initials to all but the signature pages
- Adds N/A as an option to checkbox questions
- Ensures column headings at the top of each page and section
- Corrects a typo – the word “tank” after “storage” missing in last version
- Removed a lead paint question that is not in statute but in prior version
- Now 7 versus 5 pages in length

Crumbling Foundations additions:

- **Question 35** asks if the foundation is made of concrete, and if no, what material
- **Question 39** asks if the seller has any knowledge of testing or inspection done by a licensed professional related to a foundation on the property and asks for report information
- **Question 40** asks if the seller has any knowledge of any repairs related to a foundation on the property and if yes, to explain
- A new **Concrete Foundation buyer advisory** in the Important Information section on page 7 that reminds prospective buyers they MAY have a concrete foundation inspected by a licensed professional engineer who is a structural engineer for deterioration of the foundation due to the presence of pyrrhotite

If you're a CT REALTOR® and have questions, contact our legal hotline at (860) 566-8333. Guidance as of 8/6/18 and subject to change.