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SELLER DISCLOSURE ACT: REMEDY

House Bill 4117

Sponsor: Rep. Gloria Schermesser

Committee: Family and Civil Law

Complete to 3-1-99

A SUMMARY OF HOUSE BILL 4117 AS INTRODUCED 2-2-99

The Seller Disclosure Act requires the seller of a residential property to disclose certain conditions of the property to potential buyers or transferees. House Bill 4117 would amend this act to allow a buyer or transferee to bring a civil lawsuit for damages against a seller who had knowingly failed to provide the required information or had knowingly provided false or inaccurate information in a disclosure. The buyer, if he or she won the lawsuit, could recover, in addition to reasonable attorney fees, the greater of actual damages or \$2,500. Actual damages would include the buyer's reasonable expenses for repairing the undisclosed problems.

MCL 565.960

House Bill 4117 (3-1-99)

Analyst: W. Flory

■ This analysis was prepared by nonpartisan House staff for use by House members in their deliberations, and does not constitute an official statement of legislative intent.