



State of Nevada
Department of Business & Industry

Real Estate Division

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Revised Disclosure Guide Effective January, 2007

The Residential Disclosure Guide was revised on 1/1/07 to include minor changes reflecting modifications to the law since its publication in July 1st, 2006. The amended booklet is available from the Division effective January 29th, 2007.

Licensees may continue to use any inventory of the previous version, but should transition to the revised version as soon as possible.

The booklet provides relevant information concerning disclosures that are required by federal, state and local laws and regulations by a buyer and a seller in a transaction involving the sale of residential property. The 24-page booklet summarizes the purpose of the disclosures, who must provide them, and when they are due. The booklet also includes a page on which the client of the licensee and an unrepresented party to the transaction must sign acknowledging receipt of the disclosure guide. This page must be retained by the licensee and included as part of the transaction file. A copy of the Disclosure Guide Acknowledgement may be kept in additional transaction files for the same client.

All real estate licensees must provide a copy of the Residential Disclosure Guide to the prospective buyers and sellers in a real estate transaction in accordance with the regulations adopted by the Commission.

The amendments to the booklet will be published in the Spring 2007 edition of the “Open House” newsletter. The booklet has also been produced in Microsoft Word for easy printing (8 ½ x 11, 15 pages, single-sided). The electronic format of this version is available online and may be downloaded and printed from our website at www.red.state.nv.us/forms\622.pdf.

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