

ASSEMBLY BILL NO. 312—ASSEMBLYMEMBER DELONG

FEBRUARY 27, 2025

Referred to Committee on Judiciary

SUMMARY—Revises provisions governing the sale of real property. (BDR 10-1005)

FISCAL NOTE: Effect on Local Government: No.  
Effect on the State: No.

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EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

AN ACT relating to real property; requiring a seller of real property that includes a private well to disclose to the buyer the quality of and amount of certain chemicals in the water in the private well; and providing other matters properly relating thereto.

**Legislative Counsel’s Digest:**

1 Existing law sets forth certain disclosures that a seller of real property is  
2 required to make to a purchaser in a real estate transaction. (NRS 113.060-113.150)  
3 This bill requires a seller of real property that contains a private well to disclose to  
4 the purchaser the results of a test concerning the quality of the water in the private  
5 well. This bill further requires that: (1) the disclosure indicate whether the water in  
6 the private well complies with certain standards of water quality and the amounts of  
7 certain chemicals in the water; (2) the test be performed within 90 days before the  
8 date of closing; and (3) the test be conducted by a laboratory with a certain  
9 certification.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN  
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 **Section 1.** Chapter 113 of NRS is hereby amended by adding  
2 thereto a new section to read as follows:

3 *1. Before the date of closing in a real estate transaction, a*  
4 *seller of real property that includes a private well shall disclose, in*  
5 *writing, to the purchaser the results of a test which concerns the*  
6 *quality of the water in the private well. The results of the test must*  
7 *indicate:*



1       (a) *Whether the water in the private well complies with the*  
2 *standards of water quality established by the State Environmental*  
3 *Commission pursuant to NRS 445A.425; and*

4       (b) *The amounts of arsenic, cadmium, lead, mercury and zinc*  
5 *in the water.*

6       2. *The test must be conducted:*

7       (a) *Within 90 days before the date of closing; and*

8       (b) *By a laboratory certified in accordance with the*  
9 *regulations adopted pursuant to NRS 445A.425 and 445A.428.*

10      3. *As used in this section:*

11      (a) *“Private well” means a well that is not a public water*  
12 *system or part of a public water system.*

13      (b) *“Public water system” has the meaning ascribed to it in*  
14 *NRS 445A.235.*

