

A Dream Home

A young couple planned to build their “dream home” on a parcel overlooking Lake Roosevelt and Coulee Dam. They made a \$10,000 down-payment in the fall with a large balloon payment planned for the following spring.

They started to draw up construction plans for the “dream home” when they were contacted by the noxious weed board. There were noxious weeds on the property, and spraying herbicides would cost them \$3,000.

Even though there was no residence yet on the property, the buyer said the seller and realtor should have disclosed the presence of noxious weeds. The buyer claimed there was fraud, and then defaulted on the balloon payment. The weed board was willing to consider several options for control besides spraying, but the buyer was adamant the seller should pay.

Ultimately, the buyer lost the property and their down-payment, and never built their “dream home”. Had they done the proper research, there may have been a different outcome.

(From “Noxious Weeds for Home Buyers” - Lincoln County Noxious Weed Control Board.)



A 1995 Washington Attorney General’s opinion stated that known noxious weed infestations adversely affect property values and should be disclosed by owners at the time of sale.

In the State of Washington, the presence of noxious weeds on residential property is considered a property defect and must be disclosed. R.C.W. 64.06.015

Before you buy:

- ◆ **Ask if there are any known noxious weeds on the property.**
- ◆ **Contact the local Weed Board for information on past noxious weed infestations, if any.**
- ◆ **Go on a walk with Weed Board staff. You just might learn something.**
- ◆ **Determine what (if any) noxious weed problems there are, and what it may take to control the weeds, before you purchase property.**

Visit our website to learn more about noxious weeds and how they affect you.

www.fcweedboard.com

Home Buyers Beware

What will your big purchase bring?

Why you need to know if there is a noxious weed problem, before buying real estate.



**FRANKLIN COUNTY
NOXIOUS WEED CONTROL BOARD
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Home buyers and prospective landowners should know this:

Landowners are Responsible for Noxious Weed Control



- ◆ Landowners are responsible for controlling noxious weeds on their property per RCW 17.10.
- ◆ “Noxious weeds” are non-native plants introduced into this area

through human action. Because of their aggressive growth and lack of natural enemies, these species can be highly destructive, competitive, or difficult to control.

- ◆ Noxious weeds can reduce crop yields, destroy native and natural habitat, destroy recreational areas, clog waterways, decrease property value, and poison humans and animals.
- ◆ Under certain circumstances a landowner may choose which option to control noxious weeds by chemical (spraying herbicides); biological (releasing insects); mechanical (tillage, pulling and mowing); and cultural means (planting desirable vegetation, fertilization, overseeding, and using goats or livestock). However, a Class A noxious weed must be eradicated

entirely.

- ◆ *If a landowner fails to control noxious weeds, the county may take steps to control the weeds and then charge the landowner for the cost, or issue a civil infraction fine, per weed species, per day. If that is not paid, the county will place a lien on the property.*

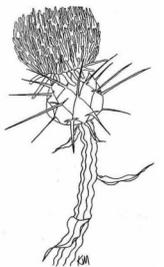
Home Buyers and Prospective Landowners should:

- ◆ Ask for a history and a detailed map of noxious weed infestations that have been found on the property in the past
- ◆ If possible, take a walk with Weed Board staff on the property you plan to purchase.
- ◆ Weed Board staff will help you identify any problem weeds. Staff will also help you develop a plan to control, contain and/or eradicate the noxious weeds if necessary. Control options may include spraying herbicides, mowing, tillage, digging, grazing, the use of bio-control agents, as well as revegetation and restoration.



THE FCNWCB

- ◆ Funded by the residents of Franklin County to survey, identify and assist with the management of noxious weeds.
- ◆ Provide landowners with information, education and assistance in controlling noxious weeds per state law.
- ◆ Survey and map noxious weeds to identify infestations and determine the best options for control and containment.
- ◆ Provide educational services to the public through noxious weed awareness, events, publications, presentations and media outreach.



Home Buyers Beware

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NOXIOUS WEED CONTROL BOARD**
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