

SENATE FILE NO. SF0134

Right to farm-real estate disclosures.

Sponsored by: Senator(s) Bouchard, Boner, Driskill, French,
Ide, Laursen, D and Steinmetz and
Representative(s) Allemand, Heiner,
Pendergraft, Trujillo and Winter

A BILL

for

1 AN ACT relating to property and agriculture; requiring
2 information concerning adjacent farm and ranch operations
3 in property disclosure statements to prospective buyers as
4 specified; making conforming amendments; providing
5 definitions; specifying applicability; and providing for an
6 effective date.

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8 *Be It Enacted by the Legislature of the State of Wyoming:*

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10 **Section 1.** W.S. 11-44-103 by creating a new
11 subsection (b) and 34-1-151(d) and by creating a new
12 subsection (f) are amended to read:

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1 11-44-103. Farm or ranch operations not considered a
2 nuisance; conditions.

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4 (b) Notice of subsection (a) of this section shall be
5 provided in a property disclosure statement as required by
6 W.S. 34-1-151.

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8 34-1-151. Property disclosure statement.

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10 (d) For purposes of this section:7

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12 (i) "Farm and ranch operations" means as defined
13 by W.S. 11-44-104(c);

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15 (ii) "Vacant land" means land:

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17 ~~(i)~~(A) With no habitable dwelling;

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19 ~~(ii)~~(B) Not within the boundaries of a
20 platted subdivision, or city or town; and

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22 ~~(iii)~~(C) Less than one hundred forty (140)

23 acres.

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2 (f) Every seller of vacant land or subdivided land
3 shall provide to any prospective buyer in writing a
4 property disclosure statement that provides notice of farm
5 and ranch operations that are occurring within one (1) mile
6 of the land to be sold. No transfer subject to this
7 subsection shall be invalidated solely because of the
8 failure to comply with this subsection. The notice shall,
9 at a minimum, state the following:

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NOTICE OF RIGHT TO FARM

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This property is located within one (1) mile of
farm and ranch lands as defined in Wyoming
statute. Wyoming is a right to farm state as
detailed in W.S. 11-44-103 and 11-44-104, which
state a preference for and protect customary
agricultural practices and farm and ranch
operations. Neighboring agricultural practices
may interfere with perceived quiet enjoyment of
your property but is protected in the Wyoming
statutes referenced in this notice. Accordingly,
this property may be subject to the
inconveniences or discomforts associated with

1 agricultural operations, including but not
2 limited to noise, odors, flies, dust, machinery
3 operation of any kind during any twenty-four (24)
4 hour period, including aircraft, the presence of
5 animal waste and the application of fertilizers,
6 herbicides and pesticides.

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8 **Section 2.** This act is effective July 1, 2023.

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(END)