

HOUSE BILL NO. HB0193

Real property-severance of pore space-notice.

Sponsored by: Representative(s) Brown, L, Banks, Heiner and
Larsen, L and Senator(s) Barlow and Boner

A BILL

for

1 AN ACT relating to property; requiring notice of the
2 severance of the pore space in conveyances of real property
3 and disclosure statements; specifying applicability; and
4 providing for an effective date.

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

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8 **Section 1.** W.S. 34-1-151(a)(vi) and by creating a new
9 paragraph (ix) and 34-1-152(b) are amended to read:

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11 **34-1-151. Property disclosure statement.**

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13 (a) Unless disclosure is waived as provided in
14 subsection (b) of this section, every seller of vacant land
15 shall provide to any prospective buyer a property

1 disclosure statement that includes, but is not limited to,
2 the following information:

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4 (vi) The availability of fire protection
5 services; ~~and~~

6

7 (ix) If ownership interest in the pore space has
8 been severed.

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10 **34-1-152. Ownership of pore space underlying**
11 **surfaces.**

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13 (b) A conveyance of the surface ownership of real
14 property shall be a conveyance of the pore space in all
15 strata below the surface of such real property unless the
16 ownership interest in such pore space previously has been
17 severed from the surface ownership or is explicitly
18 excluded in the conveyance. All conveyances of the surface
19 ownership of real property shall include notice whether the
20 ownership interest in the pore space is or is not included
21 in the conveyance. The ownership of pore space in strata
22 may be conveyed in the manner provided by law for the
23 transfer of mineral interests in real property. No

1 agreement conveying mineral or other interests underlying
2 the surface shall act to convey ownership of any pore space
3 in the stratum unless the agreement explicitly conveys that
4 ownership interest.

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6 **Section 2.** This act shall apply to all conveyances of
7 real property on and after July 1, 2025.

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9 **Section 3.** This act is effective July 1, 2025.

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(END)