



## Wood Stove Statement of Compliance Disclosure at Point of Property Sale/Transfer

**APN:** \_\_\_\_\_

Section 303 of the Placer County Air Pollution Control District’s (District) **Rule 225, Wood Burning Appliances**, contains the requirement that no person shall sell or transfer any property (commercial or residential) which contains a free standing non-EPA Phase II Certified wood stove, as of January 1, 2012. All non-certified free standing wood stoves must be rendered inoperable at the point of property sale/transfer. For more information and a copy of this rule, go to [www.placerair.org](http://www.placerair.org).

Section 303 does not require a stove to be removed or replaced, only rendered inoperable. This condition also does not apply to open hearth masonry or zero-clearance fireplaces, inserts, pellet stoves, or dedicated wood burning cook stoves with ovens. An EPA Phase II Certified wood stove should have a permanent label attached to it which indicates that the stove meets the EPA’s July 1, 1990, emission standards. A list of certified wood burning stoves can be found on the District’s website.

*The Seller and Buyer are required to complete this form for all properties which have a free standing wood burning stove(s) present at point of real property sale/transfer, only. A copy of this completed form, shall be faxed or mailed by the SELLER (see reverse for info) to the Placer County Air Pollution Control District (District) no later than the close of escrow.*

Property Address: \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_ Phone: \_\_\_\_\_

Seller’s current mailing address: \_\_\_\_\_ City \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_ (If, after escrow the mailing address will be different from what is above then provide the new mailing address, if known, below.)

Seller’s future mailing address: \_\_\_\_\_ City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_

### **Seller’s and Buyer’s Disclosure Agreement**

Seller and Buyer declare and agree that the subject property will meet the following requirements of Section 303 of the District’s Rule 225 by choosing to do one of the following methods below (**check all boxes that apply**):

**Number of non-certified stoves present:** \_\_\_\_\_

- All free standing wood stoves included in the property sale/transfer are EPA Phase II Certified and therefore meet the requirements of Rule 225.
- Seller will render inoperable all non-EPA Certified wood burning stoves prior to the close of escrow.
- Seller will render inoperable and replace all non-EPA Certified stoves with an EPA Phase II Certified, gas, or pellet stove prior to the close of escrow.
- Buyer will render inoperable all non-EPA Certified wood burning stoves within 30 days after the close of escrow.
- Buyer will render inoperable and replace all non-EPA Certified stoves with an EPA Phase II certified, gas, or pellet stove within 30 days after the close of escrow.

**Seller\*:** \_\_\_\_\_  
Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_

Check here if this is a bank owned property. If bank owned then seller information is not required.

**Buyer\*:** \_\_\_\_\_  
Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_

Buyer’s phone number: \_\_\_\_\_

- If the Seller is unable or unwilling to perform any of the above actions due to; the selling of bank owned property, auction, foreclosure, or short sale, the Buyer will take full responsibility for compliance with Section 303 of the Rule and for submitting this form to the District no later than 30 days after the close of escrow.
- A copy of this form shall be kept by the Seller and Buyer for not less than five years.
- This transaction may be subject to an inspection and/or audit by the District. If noncompliance with Rule 225 is discovered, the owner of record at time of the audit/inspection may be subject to a financial penalty.

## Additional Information

### DISTRICT Contact Information:

Placer County Air Pollution Control District  
110 Maple Street, Auburn, CA 95603  
Phone: (530) 745-2330  
Fax: (530) 745-2373  
Email: [pcapcd@placer.ca.gov](mailto:pcapcd@placer.ca.gov)

This form ensures compliance with section 303 of Rule 225, *Wood Burning Appliances*. If you need assistance through this process or in determining whether your free standing wood stove is certified or not, then please go to our website at [www.placerair.org](http://www.placerair.org) for more information or contact us at (530) 745-2330. More instruction and information about compliance with Section 303 of Rule 225 can be found in the *Procedure for Implementation of the Point of Sale/Transfer Condition for Non-Certified Free Standing Wood Stoves* found on the District's website. In instances where this form is not used, and a non-certified stove was not rendered inoperable at point of sale/transfer, the buyer on record will be held liable for meeting the requirements of Section 303.

### Approved Methods of Stove Destruction (for non EPA Certified free standing wood stoves only):

- Torching, cutting, or drilling a complete hole (not less than 2 inches) through the side of the stove's fire box
- Knocking the door hinges off of the body of the stove with a sledge hammer (this is usually the easiest)
- Crushing the stove
- Filling fire box with concrete
- Other District pre-approved method (must receive permission from the District prior to destruction)

Section 303 requires that non-certified free standing stoves be rendered inoperable only. There is no requirement which requires the stove to be removed or replaced with a cleaner burning unit.

### Disposal of Old Stove

The District does not have a requirement on where old stoves may be disposed of, however it is typical for old stoves to be taken to a metal recycling facility and/or sold as scrap. Contact your local wood stove retailer or yellow pages for additional resources for stove disposal. Under no circumstances can a non-certified stove be sold or installed within Placer County. This would be a violation of Rule 225.

Condition 303 of Rule 225 requires that non-certified stoves be rendered inoperable at point of property sale/transfer. There is no requirement to upgrade a stove with a cleaner burning unit or to have it removed from the property. If the buyer or seller chooses to upgrade a non-certified stove, they should check with their local jurisdiction for requirements and permitting.

### How to identify an EPA Phase II Certification Label

Manufactured by  
COMPANY NAME HERE Design No. XXXXXXXX

**US ENVIRONMENTAL PROTECTION AGENCY**

Meets EPA particulate matter (Smoke) control requirements for  
NON-CATALYTIC wood heaters.

**SMOKE**

0 (grams per hour) 8.5

**EFFICIENCY**

50% 60% 70% 80% 90% 100%

\* Not tested for efficiency. Value indicated is for similar non-catalytic wood heaters. Wood heaters with higher efficiencies cost less to operate.

**HEAT OUTPUT**  
10,600 to 26,100 Btu/Hr

Use this to choose the right size appliances for your needs.  
ASK DEALER FOR HELP.

This wood heater will achieve low smoke output and high efficiency only if properly operated and maintained. See owner's manual.

8-102051 New 0

Temporary Wood Stove Label



Permanent Wood Stove Label affixed to a stove