

QUESTIONS AND ANSWERS ON FUEL TRANSMISSION PIPELINE DISCLOSURE (ADDED TO LOCAL AREA DISCLOSURES)

Why is there a disclosure of locations of fuel transmission pipelines?

Following a number of pipeline disasters in the U.S., such as the 2010 San Bruno explosion in Northern California, there is an increased awareness of the potential dangers associated with fuel transmission lines. SDAR believes disclosure of underground fuel transmission lines helps the parties in a real estate transaction make an informed decision and is in the best interest of the public and Realtors.

Is a fuel transmission pipeline disclosure required by law?

At this time there is no statutory requirement to disclose the locations of fuel transmission lines, although case law requires that all facts which may materially affect the value or desirability of a residence be disclosed. There are also bills pending at the state and federal levels to require increased disclosure and improved safety standards for fuel transmission lines.

What kind of fuel is transported by fuel transmission pipelines?

Underground transmission pipelines transport natural gas, crude petroleum, and refined petroleum liquids such as gasoline, jet fuel and ethanol. These pipelines are operated by utilities, energy companies, and the military.

Are all fuel transmission pipelines included in Natural Hazardous Disclosure (NHD) reports?

No. Fuel transmission lines vary in size depending on their function, and only the larger, high pressure pipelines which transmit natural gas or hazardous liquids are disclosed by Natural Hazardous Disclosure (NHD) providers. Disclosure of precise pipeline locations are restricted by the federal Department of Homeland Security policies, and parcel level maps are not available to the public. Only large high pressure pipelines located within ¼ mile of a home are disclosed. Smaller pipelines, like those used to connect homes to natural gas utilities, are not disclosed.

Do all NHD providers provide fuel transmission pipeline information?

No. Only some of the NHD providers disclose pipeline information so ask if your NHD provider includes fuel transmission pipeline information. When pipeline proximity is disclosed, the information is contained in the environmental section of the NHD report.

How dangerous is fuel transmission pipeline proximity?

While buried pipelines can present a risk of explosion, fire and other health hazards, proximity to a pipeline does not of itself indicate a safety risk. Nonetheless, because the locations of all pipelines and compressor stations are not available, state law requires all excavators, including homeowners, to “Call Before You Dig” to avoid pipeline disaster. For more information, visit www.digalert.org.

Where can I find out more information about fuel transmission pipelines?

The National Pipeline Mapping System maintains an informational website at <http://www.npms.phmsa.dot.gov/> which provides an interactive map showing the location of major fuel transmission lines.