



Good morning, Chairperson Cheh, Transportation and Environment Committee members, and staff. My name is Evan Loukadakis, I'm a Ward 6 resident, and a staff member at the D.C. Association of REALTORS® (DCAR). We are the state-level association representing over 3,000 Realtors®, real estate professionals, home buyers, sellers and homeowners in the District. DCAR would like to thank you, Madam Chair, for holding a public hearing on the Soil Disclosures Modernization Amendment Act of 2022; unfortunately, we didn't get very lucky with the bill number.

I am here to provide DCAR's enthusiastic support for this legislation. I'm going to keep my remarks brief because I have two members who will be offering comments as public witnesses.

This bill rectifies a disconnect in Code with contemporary soil type information for Washington, DC. Section 42-608(b)(1) requires that all contracts drawn for the purpose of conveying real property in the District of Columbia shall contain the characteristic of the soil on the property in question as described by the Soil Conservation Service of the United States Department of Agriculture in the Soil Survey of the District of Columbia published in 1976.

Back in 1976, the Soil Conservation Service identified 11 soil types; now based off the most recent mapping, there are 76. So, if a real estate practitioner were to make a closing today, they would be relying on an outdated, indiscernible map from 1976.

This legislation would bring the DC Code up to date with contemporary information and allow agents to utilize the DC ArcGis map to enter in a property's address to accurately understand which soil type is associated with the real property.

The most critical aspect of this bill is equipping real estate professionals operating in the District with this tool, which will help avoid circumstances where a contract can be rendered void because of a totally preventable mistake. To conclude, I want to offer DCAR's appreciation and thanks to you Chairperson Cheh for offering this bill. And we'd like to thank your staff, specifically, Evan Marolf and Michael Porcello for workshopping the appropriate language.

Thank you for your time.