

**AIRPORT ENVIRONS
REAL ESTATE SALE/LEASE DISCLOSURE**

This form is provided to assist owners who intend to sell or lease real property near military airfields or the Pensacola Regional Airport in fulfilling the disclosure requirements described in Section 58-2, Escambia County Code of Ordinances (COO) and Article 11, Escambia County Land Development Code (LDC). The information in this disclosure should be provided to purchasers and lessees of real property as soon as practicable during the listing, advertisement, or other posting of information pertaining to the sale or lease of real property, but must be before the execution of the contract, i.e., before the making or acceptance of an offer. This form is not intended to supersede an owner's obligation to understand and comply with the requirements of Section 58-2, COO and Article 11, LDC. Copies of these ordinances can be obtained from the Escambia County Department of Planning and Zoning at 1190 West Leonard Street, Pensacola, Florida 32501, telephone 595-3475 or by Internet at:

www.myescambia.com/departments/planning_zoning/default.php

To: _____
(Buyer or Lessee)

The Property at: _____
(Street Address & Zip Code)

Property Reference # _____

(Following to be completed by Seller or Landlord)

Is located within an AIPD for the following Airfield:

- _____ NAS Pensacola
- _____ NOLF Saufley
- _____ NOLF Site 8

Is located within the following Noise Zone:

Military Noise Zone

- _____ Noise Level 1 [65 – 70dB Day-Night Average Sound Level (Ldn)]
- _____ Noise Level 2 (70 – 75dB Ldn)
- _____ Noise Level 3 (Greater than 75db Ldn)

Is located adjacent to the following Airport:

- _____ Pensacola Regional Airport

Pensacola Regional Airport Noise Zone

- _____ Noise Level A [65-70dB Day-Night Average Sound Level (Ldn)]
- _____ Noise Level B (70 – 75db Ldn)
- _____ Noise Level C (Greater than 75dB Ldn)

Is located within the following AIPD Zone:

- _____ AIPD-1 (AICUZ Accident Potential Zones)
- _____ AIPD-1 – Area "A"
- _____ AIPD-1 – Area "B"
- _____ AIPD-2

CERTIFICATION:

AS TO SELLER/LANDLORD:

Signature

Witness

Printed Name

Printed Name

Signature

Witness

Printed Name

Printed Name

AS TO BUYER/LESSEE:

Signature

Witness

Printed Name

Printed Name

Signature

Witness

Printed Name

Printed Name

REAL ESTATE DISCLOSURE FORM INSTRUCTIONS AND REMITTAL ADDRESSES

- (1) All real estate transactions within an Airfield Influence Planning District or the Pensacola Regional Airport Real Estate Disclosure Area shall include a form disclosing the proximity of the site to the military airfield or the Pensacola Regional Airport. The form shall be affixed to all listing agreements, sales and rental contracts, subdivision plats, and marketing materials provided to prospective buyers and lessees. However, the form need not be included in advertisements directed to the public at large. Disclosure is required as soon as practicable during the listing, advertisement, or other posting of information pertaining to the sale or lease of real property, but must be before the execution of a contract, i.e., before the making or acceptance of an offer.

As proof of compliance with this disclosure requirement, the owner and the buyer or lessee shall execute the attached disclosure form. However, a "blanket disclosure," i.e., a copy of the lessor's original execution of the form, may be used in subsequent lease transactions so long as each subsequent lessee signs a disclosure form.

- (2) The determination as to whether the real property lies within an Airfield Influence Planning District, Accident Potential Zone and/or Noise Zone shall be made by the Planning and Zoning Department upon the written request of the property owner or agent and shall be provided within five business days. The request must include the street address as to the leased property and both the street address and the legal description contained in the deed for such real property in the event of a sale.

Alternatively, the information may be obtained by accessing the Escambia County Web Page (www.myescambia.com). Open the drop-down "Quick Links" menu at the top of the page. Click the link "Access GIS Maps" and follow the instructions. (If you experience problems navigating the site, please contact the GIS Department at (850) 595-3598.)

- (3) After closing, a copy of the fully executed disclosure form shall be filed with the deed in the official records of Escambia County, Florida. For real property located within the AIPD areas around NAS Pensacola, NOLF Saufley, or NOLF Site 8, a copy of the executed disclosure form shall also be provided by the owner to:

Naval Air Station Pensacola
Attention: Air Operations Officer
c/o Commanding Officer
190 Radford Blvd.
Pensacola, Florida 32508-5217

And to:

Aviation/Community Planner
JPATS Coordinator
Operations Code 31, Room 110
Naval Air Station Whiting Field
7550 USS Essex Street
Milton, FL 32570

For real property located within the Real Estate Disclosure Area for Pensacola Regional Airport, a copy of the executed disclosure form shall be provided by the owner to:

Airport Director
Pensacola Regional Airport
2430 Airport Blvd, Suite 225
Pensacola, FL 32504

- (4) In the event the property is leased and within the AIPD areas around NAS Pensacola, NOLF Saufley, or NOLF Site 8, the *original* fully executed disclosure form shall be attached to the originally executed lease, and a copy of the disclosure form shall be provided by owner to:

Naval Air Station Pensacola
Attention: Air Operations Officer
c/o Commanding Officer
190 Radford Blvd.
Pensacola, Florida 32508-5217

And to:

Aviation/Community Planner
JPATS Coordinator
Operations Code 31, Room 110
Naval Air Station Whiting Field
7550 USS Essex Street
Milton, FL 32570

For real property located within the Real Estate Disclosure Area for Pensacola Regional Airport, the same procedure will be followed and a copy of the executed disclosure form shall be provided by the owner to:

Airport Director
Pensacola Regional Airport
2430 Airport Blvd, Suite 225
Pensacola, FL 32504