

What You Should Know About Buying or Selling a Home with a Woodstove



State of Oregon
Department of
Environmental
Quality

What's required?

As of August 1, 2010, Oregon law requires you to remove and destroy an uncertified woodstove or fireplace insert if you are selling your home.

Why are uncertified stoves a concern?

Uncertified woodstoves burn about 70 percent dirtier than certified woodstoves. They also burn far less efficiently and require more fuel (wood) than newer, certified stoves. These older, polluting stoves may also have been installed improperly, posing potential fire hazard and safety concerns. Removing them from service would help Oregon's efforts to restore and preserve healthy air and maintain home safety.

For Home Sellers

What do I need to do if I have a woodstove or fireplace insert?

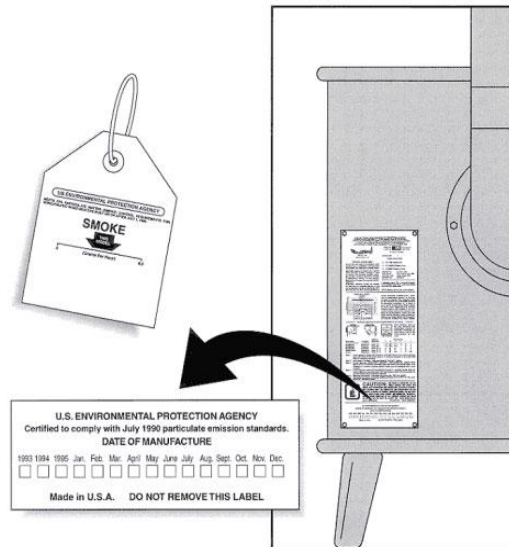
First, you should check whether or not the woodstove or fireplace insert is certified. If your wood heating device is not certified by DEQ or the U.S. Environmental Protection Agency (EPA) you are responsible for removing and destroying it prior to the close of sale.

How do I determine if my woodstove or fireplace insert is certified?

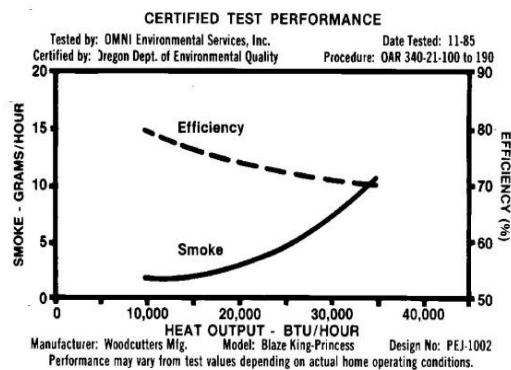
You can tell if your device is certified by looking on the back for a certification sticker from Oregon DEQ or EPA. This label indicates it is certified to comply with particulate emission standards. A safety label (from U.L. or other safety-listing agency) is not the same as DEQ or EPA certification.

You can also check DEQ's webpage to see if your wood heating device is listed on EPA's or DEQ's certification list:

www.deq.state.or.us/aq/burning/woodstoves/heatSmart.htm



Example: U.S. EPA certification label



Example: Oregon DEQ certification label

Air Quality

811 SW 6th Avenue
Portland, OR 97204
Phone: (503) 229-5696
(800) 452-4011
Fax: (503) 229-5850
Contact: Rachel Sakata

www.oregon.gov/DEQ/aq/burning/woodstoves

My stove does not have a label, can I get it certified?

No. Certification is completed by stove manufacturers when introducing a new model line. To meet certification requirements, stoves must have pollution control systems built into them.

How do I remove and destroy my uncertified stove?

You can remove it yourself or contact your local woodstove retailer or chimney sweep who may be able to remove and destroy the stove for you. If you choose to remove your uncertified device you can take it to your local metal scrap recycler or landfill to make sure it is properly disposed and destroyed. Just be sure that you get a receipt from the contractor or business that takes your stove. Your receipt is proof of the stove's destruction and part of your notification to DEQ.

How do I notify the DEQ that I have removed and destroyed my stove?

Prior to the close of sale, you can submit a woodstove disclosure form online to the DEQ. This online disclosure form is available at

www.deq.state.or.us/aq/burning/woodstoves/heatSmart.htm

Otherwise, you can print out a paper form from the website above and fax it to: 503-229-5675 or mail it to: Oregon DEQ – Heat Smart Notification Form, 811 SW Sixth Ave, Portland, OR 97204.

Do I also have to remove an uncertified stove or wood heating device from my garage or shop?

Yes. You must remove any uncertified wood heating device from all buildings on the property that is being sold.

Can I sell my uncertified woodstove?

No. It is against the law to sell, offer to sell, or advertise any uncertified woodstove or fireplace insert.

What do I do if the home buyer wants to remove the stove?

It's up to you and the buyer to decide who will remove and destroy the stove. If the buyer decides to assume responsibility, you must agree in writing that it is the buyer's responsibility to remove and destroy the stove.

For Home Buyers

What should I know about buying a home with an uncertified wood heating device?

If the homeowner/seller has an uncertified woodstove device in any building on the residential property being sold, he or she must remove and destroy it before the close of sale.

The seller must also give you, the buyer, the seller's disclosure form indicating whether there is a wood burning device on the property.

It is the seller's responsibility to remove the uncertified wood burning device unless you and the seller agree that you, the buyer, will be responsible for removing the stove. If so, you must remove and destroy the uncertified wood burning device within 30 days after the closing date of sale.

The buyer should also:

- Obtain a receipt indicating you have destroyed the stove.
- Submit notification to DEQ

General

When does the requirement to remove an uncertified woodstove or fireplace insert go into effect?

August 1, 2010

What wood heating devices are not required to be removed?

Pellet stoves, antique stoves, cookstoves, masonry fireplaces, masonry heaters, and central, wood-fired boilers are exempt from the requirements. These devices are not required to be removed at the time of home sale.

What if I live in an area that currently requires removal of an uncertified woodstove?

The statewide DEQ program will supersede any local stove removal requirements currently in effect.

Alternative Formats

Alternative formats (Braille, large type) of this document can be made available. Contact DEQ's Office of Communication and Outreach, Portland, for more information. (503) 229-5696; or toll-free in Oregon at 1-800-452-4011, ext. 5696.