



Wood-Burning Devices: Don't Let Your Next Deal Get Toasted!

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As REALTORS®, it's important to identify any wood-burning device older than 2015 because new Federal standards that are set to take effect next year will directly impact real estate deals across the State. We have worked together with the three air quality agencies in Nevada and present the following information to our members so you can ensure a smooth real estate transaction.

FIRST, identify whether the wood-burning device is older than 2015?

If YES:

- **In Washoe County**, you should have the device inspected by a certified inspector to determine compliance status. If the device is found to be non-compliant, then your client has two options:

Option 1: Schedule a mandatory stove inspection ASAP (or upon offer contract signing) to determine compliance status. Uncertified device(s) must be permanently removed and destroyed or replaced with a certified one. Certificates of Compliance are issued by the Air Quality Management Division (AQMD).

****IMPORTANT: Last minute inspection/certification may delay closing! Escrow cannot close until Certificate of Compliance is issued.****

Option 2: Client can skip the cost and process of an inspection and just remove the wood-burning device.

For either option 1 or 2, the uncertified stove must be taken to a metal recycler to be destroyed and have the receipt of destruction available for record and inspection purposes.

- **In Clark County and all other Nevada counties**, even if the device was manufactured after 1988 and has the EPA metal tag on the back, you should still check with your local county about its compliance status.

If the device is NOT older than 2015, nothing further is required. *However*, it is *strongly* advised that you inform your sellers/buyers that the device could potentially be non-compliant if the property changes ownership after May 15, 2020.

The Washoe County AQMD staff has an informative presentation covering the above topic and is available to our members who would like this education. Brokerages should consider scheduling a presentation in-house for their agents. If you are interested, please contact Jessica Cabrales, AQMD Office Support Specialist, at (775) 784-7230.

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