
40 C.F.R. § 312.20

All appropriate inquiries.

(a) “All appropriate inquiries” pursuant to CERCLA section 101(35)(B) must be conducted within one year prior to the date of acquisition of the subject property and must include:

- (1) An inquiry by an environmental professional (as defined in § 312.10), as provided in § 312.21;
- (2) The collection of information pursuant to § 312.22 by persons identified under § 312.1(b); and
- (3) Searches for recorded environmental cleanup liens, as required in § 312.25.

(b) Notwithstanding paragraph (a) of this section, the following components of the all appropriate inquiries must be conducted or updated within 180 days of and prior to the date of acquisition of the subject property:

- (1) Interviews with past and present owners, operators, and occupants (see § 312.23);
- (2) Searches for recorded environmental cleanup liens (see § 312.25);
- (3) Reviews of federal, tribal, state, and local government records (see § 312.26);
- (4) Visual inspections of the facility and of adjoining properties (see § 312.27); and
- (5) The declaration by the environmental professional (see § 312.21(d)).

(c) All appropriate inquiries may include the results of and information contained in an inquiry previously conducted by, or on the behalf of, persons identified under § 312.1(b) and who are responsible for the inquiries for the subject property, provided:

- (1) Such information was collected during the conduct of all appropriate inquiries in compliance with the requirements of CERCLA sections 101(35)(B), 101(40)(B) and 107(q)(A)(viii);
- (2) Such information was collected or updated within one year prior to the date of acquisition of the subject property;
- (3) Notwithstanding paragraph (b)(2) of this section, the following components of the inquiries were conducted or updated within 180 days of and prior to the date of acquisition of the subject property:

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