

Mineral Rights Checklist & Information Sheet

In Colorado, Mineral Rights run with the property, so unless excluded in the Contract to Buy and Sell Real Estate, the Mineral Rights which the Seller owns will be transferred to the Buyer.

Do Not accept an offer with language similar to this: "Seller shall transfer all Mineral Rights to the Buyer at Closing." Chances are big in Colorado that the Seller doesn't own any or all the Mineral Rights, so that automatically puts the Seller in default of the Contract.

What proof does the Seller(s) have that he/she/they own Mineral Rights?

If Mineral Rights are owned by the Seller, will the Mineral Rights be included in the sale of the property?

The Mineral Rights Examination Deadline should be at least 14 days out. There aren't many lawyers who are specialized in Mineral Right, and researching Mineral Rights can be a time-consuming tasks, so both of those issues will prevent you from getting the proper research done quickly!

***** Make sure you are not doing the research for your client or provide any type of opinion about the Mineral Rights the Sellers potential own, and the Buyers potentially receive. ALWAYS recommend an attorney. *****