

## Environmental News

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### ASTM Publishes Updated Standard for Phase I Environmental Site Assessments

By [Sally Longroy](#)

On November 6, 2013, ASTM International finalized and published [ASTM E1527-13](#) “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.” ASTM had published an earlier standard for performing Phase I Environmental Site Assessments (ESAs), ASTM E1527-05, which has been recognized by the EPA as compliant with EPA regulations for performing “all appropriate inquiries” into the prior ownership and use of property. Parties purchasing potentially contaminated property must perform “all appropriate inquiries” before taking title in order to qualify for any protection from liability under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

The EPA has not yet formally recognized ASTM E1527-13 as compliant with regulations governing “all appropriate inquiries,” but is expected to do so shortly. The EPA is also expected to continue to allow the use of ASTM E1527-05, however, once EPA approves ASTM E1527 13, ASTM plans to stop training on the older version and mark it as “superseded.” Consequently, it is likely ASTM E1527-13 will become the new commercial standard for performing Phase I ESAs.

The EPA has prepared a Summary of Updates and Revisions to ASTM E1527 Standard, which compares how E1527-13 differs from E1527-05. You can click on the [“Summary”](#) to view it.

*This is one in a series of occasional pieces discussing environmental issues of current interest to clients and friends of the firm. This material is not intended as legal advice. Readers should not act upon information discussed in this material without consulting an attorney.*

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