



Fatwa no. 18154

Q: We have a farm that has a flood water canal that crosses it from the west to the east. This canal is built under ground and is made of concrete, and has above ground access chambers.

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If a flood occurs, it causes damages to the farm. Should I tell the buyer about this canal before selling it? Can I sell it without telling the buyer about this defect? May Allah reward you well and admit you to the gardens of paradise!

A: The seller and buyer should be truthful in their transaction. They should not conceal any defects with regard to the price or sold item, as defects decrease the value of the sold item. Moreover, it is a form of deception. The Prophet (peace be upon him) said: ﴿ ["He who deceives us is not of us \(is not my follower\)."](#) ﴾

May Allah grant us success! May peace and blessings be upon our Prophet Muhammad, his family, and Companions!

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