

City of Los Angeles
Department of Building and Safety

**INSTRUCTIONS FOR COMPLETING THE APPLICATION FOR
REPORT OF RESIDENTIAL PROPERTY RECORDS AND PENDING SPECIAL ASSESSMENT LIENS**
Created 8/10/2001, Last Revised 1/29/2003

- A. **ENSURE THAT THE PROPERTY ADDRESS IS IN THE CITY OF LOS ANGELES.** Make this determination before submitting the Application to us for processing. Consult a recent version of the Thomas Guide to verify that the property for which this report is being sought is in the City of Los Angeles.

Please be advised that if any work is/was performed on your report, you may not be entitled to a refund, per L.A.M.C. Sec. 22.12, 22.13. This includes but is not limited to duplicate requests and canceled requests.

- B. **A separate application and fee must be submitted for each parcel.** It is rare that a property contains more than one parcel.

- C. **Complete the following fields on the Application.**

1. Assessor Number From County Tax Bill, Escrow Number, and Post Office City: (Area 1 of Application)

- **Assessor's Number:** Consists of a Map Book, Page, and Parcel number. Submit one Assessor Number per report. Each condominium unit, or parcel or legally-tied parcels being sold require a separate report and fee.
- **Escrow Number:** Provide the escrow number, if applicable.
- **Post Office City:** Provide the Post Office city of the property, if known.

2. Street Address and Description of Property Being Sold: (Area 2 of Application)

Multiple lines are provided to indicate multiple address information along with the associated property description.

- **Street Address:** Include the street beginning number, street ending number (if applicable), and street name and type (such as Ave, Blvd, Pl, St). Provide the condominium unit number when the property being sold is a condominium.
- **Description of Property Being Sold** Indicate whether the property being sold is a vacant lot, or has either a one-family dwelling or specify other type of structure(s) on the property.

3. Legal Description of Property as Shown on Grant Deed: (Area 3 of Application)

- **Tract, Block, Lot:** The legal description will always contain a tract, but may not have a block or lot. Attach a copy of the legal description when it is a metes and bounds (measured boundaries) or is complex in nature.

4. Mail Completed Report To and Person to Contact for Additional Information: (Area 4 of Application)

- **Mail Completed Report To:** Indicate the name and address where the completed report should be mailed.
- **Person to Contact for Additional Information:** Provide a person's name and phone number that can be contacted for additional information. If applicable, also include an e-mail address and fax number.

5. Complete and Include the Declarations Attachment: (Area 5 of Application)

- **No photocopied or altered Declarations Attachments will be accepted:** The Declarations Attachment cannot be reworded or altered in any manner, and must contain the original wet signature of the owner and buyer, as applicable.

- D. **Enclose a check or money order for \$70.20.** Do not send cash. Only pre-printed checks will be accepted. Make check or money order payable to: DEPARTMENT OF BUILDING AND SAFETY.

- E. **Mail the completed Application, the original signed Declarations Attachment, and payment to:**

Department of Building and Safety
201 North Figueroa Street, 4th Floor, "Cashier"
Los Angeles, CA 90012

- F. **If you have any questions, please contact us at (213) 482-6777.**

**City of Los Angeles
APPLICATION FOR REPORT OF RESIDENTIAL PROPERTY
RECORDS AND PENDING SPECIAL ASSESSMENT LIENS**

INSTRUCTIONS: COMPLETE NUMBERED ITEMS AND MAIL CHECK OR MONEY ORDER FOR \$70.20 PAYABLE TO DEPARTMENT OF BUILDING AND SAFETY, CASHIERS, 4TH FLOOR, 201 N. FIGUEROA ST., LOS ANGELES, CA 90012. **DO NOT SEND CASH. A SEPARATE APPLICATION MUST BE SUBMITTED AND A FEE PAID FOR EACH PARCEL.** For questions regarding this application, please call (213) 977-6285. **SPECIAL NOTE:** Only pre-printed checks will be accepted.

NOTE: BEFORE MAILING THIS FORM, PLEASE BE SURE THAT THE PROPERTY ADDRESS IS IN THE CITY OF LOS ANGELES. YOU MAY VERIFY THIS BY CONSULTING THE THOMAS GUIDE. SHOULD ANY WORK BE PERFORMED ON YOUR REPORT, YOU SHALL NOT BE ENTITLED TO A REFUND, PER L.A.M.C. SEC. 22.12 AND 22.13.

1	STREET NUMBER	STREET NAME (BLVD., AVE., ST., PLACE, ETC.)	POST OFFICE CITY
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LEGAL DESCRIPTIONS OF PROPERTY AS SHOWN ON GRANT DEED. ATTACH ANY LONG LEGAL DESCRIPTIONS AND INCLUDE A COPY OF THE TITLE INSURANCE POLICY MAP.

2	Lot	Block	Tract
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FROM COUNTY TAX BILL			3	Description of Property Being Sold:	4	ESCROW NO.
MAP BOOK	PAGE	PARCEL	<input type="checkbox"/> VACANT LOT <input type="checkbox"/> ONE FAMILY DWELLING <input type="checkbox"/> OTHER RESIDENTIAL BUILDING			

5	8 PERSON TO CONTACT FOR ADDITIONAL INFORMATION:
Mail Completed Report To NAME	NAME
6 ADDRESS	
7	PHONE NO. FAX NO.
CITY STATE ZIP CODE	

**SEE THE ATTACHED DECLARATIONS FORM TITLED
"FORM 9a AND 9 DECLARATIONS ATTACHMENT"**

L.A.M.C. Section 151.00 requires all owners whose rental units are subject to the Rent Stabilization Ordinance to register their rental units with the Rent Stabilization Division. No landlord shall demand or accept rent until such registration has been obtained. Contact the Division at (213) 847-4790.

Section 96.300 L.A.M.C. requires that the seller of Residential Property within the City of Los Angeles shall apply to the City for a Report of Residential Property Records and Pending Special Assessment Liens and deliver such report to the buyer prior to entering into an agreement of sale or exchange of the Residential Property or prior to close of escrow in connection therewith. There is a fee of \$70.20 for this service.

Residential Property is defined as:

1. Any real property improved with one or more buildings or structures which in whole or in part are used for or are legally permitted to be used for dwelling unit or guest room purposes.
2. Any vacant real property located in a zone wherein dwelling units or guest rooms are legally permitted.

A report is not required in the following cases:

1. Property exempt from taxation under the Documentary Transfer Act of the State of California.
2. The first sale of a residential building located in a subdivision whose final map has been approved and recorded in accordance with the Subdivision Map Act not more than two years prior to the first sale (except for condominium conversions).

No new Report need be obtained by an owner for a period of six months after the issuance of a Report on a Residential Property. However, the seller must still deliver a copy of the previously issued Report to the buyer prior to the sale or exchange of the Residential Property or prior to closed of escrow.

ATTACH CHECK HERE

FOR DEPARTMENTAL USE ONLY

DATE	1)	2)
CONTROL NUMBER	1)	2)

NOTE: Before you buy or sell your home, you may want to determine whether the building complies with City requirements for existing residential buildings. If so, you may request that it be inspected and a Certificate of Compliance issued by the Building Department when it complies. For information on Building Inspection Service call 1-888-LA4-BUILD.

FORMS "9a" AND "9" DECLARATIONS ATTACHMENT

(Per L.A.M.C. Sec. 22.12, 22.13., refunds are not granted for a report where ANY work has been done on the report.)

PROJECT ADDRESS	ASSESSOR'S ID
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Description of property being sold: Vacant Lot One Family Dwelling Other Residential Building

The Owner must complete items B and C in Section I for all reports. If the owner cannot complete all declarations under item A of Section I, the Buyer must complete Section "II. Buyer's Declaration."

I. OWNER'S DECLARATION:

I declare under penalty of perjury that the following statements are true and correct for the residential building for which this report is sought.

- A. The following device(s) and/or material has/have been or will be installed as indicated below.
- Water conservation devices have been installed , will be installed in compliance with Los Angeles Municipal Code (L.A.M.C.) Section 122.03.
 - Lights and locks have been installed will be installed in compliance with L.A.M.C. Section 91.8607. The Lights and Locks Ordinance does not apply since no apartment building (3 or more units) is currently present on the property for which this report is being sought.
 - Seismic gas shutoff valves have been installed will be installed in compliance with L.A.M.C. Section 94.1219.
 - Metal bars, grills, grates, security roll-down shutters, and similar devices installed over emergency escape windows in sleeping rooms are not installed have been installed in accordance with L.A.M.C. Section 91.1204 will be installed in accordance with L.A.M.C. Section 91.1204 for the property for which this report is being sought.
 - Smoke Detectors have been installed will be installed in compliance with L.A.M.C. Section 91.310.9.
 - Impact Glazing/Approved Film has been installed will be installed in compliance with L.A.M.C. Division 24. The Impact Hazard Glazing Ordinance does not apply.

Further, I (Owner) certify that smoke detector and impact glazing/approved film will be installed prior to entering into an agreement of sale or contracting for an exchange of said residential property, or, where an escrow agreement has been executed in connection therewith, prior to close of escrow, and that within 10 days after installation, I will so advise the Department of Building and Safety in writing to Residential Property Records, c/o Cashier, 201 N. Figueroa St., 4th Floor-- Counter G, Los Angeles, CA 90012-4869.

- B. The property for which this report is being sought is one acre or less in size. The property for which this report is being exceeds one acre in size and I have inspected the property for the existence of oak trees. (For the purpose of this declaration the definition of "oak trees" set forth in L.A.M.C. Section 46.01 shall apply.) The number of oak trees identified as located on this property is _____. (If none, write "0".) I authorize the Department of Building and Safety to verify this information by entry upon the subject property. I understand that a fee, as specified in L.A.M.C. Section 98.0412(a), shall be collected by the Department of Building and Safety for any inspection required to verify this declaration.
- C. Water Conservation Certificate of Compliance, in compliance with L.A.M.C. Section 122.03 has been filed has not been filed with the Department of Building and Safety.

Signature of Owner _____ Date _____

II. BUYER'S DECLARATION:

I declare under penalty of perjury that the following statements are true and correct for the residential building for which this report is sought.

- A. The following device(s) and/or material has/have been or will be installed as indicated below.
- Water conservation devices have been installed in compliance with Los Angeles Municipal Code (L.A.M.C.) Section 122.03.
 - Lights and locks have been installed in compliance with L.A.M.C. Section 91.8607. The Lights and Locks Ordinance does not apply since no apartment building (3 or more units) is currently present on the property for which this report is being sought.
 - Seismic gas shutoff valves have been installed in compliance with L.A.M.C. Section 94.1219.
 - Metal bars, grills, grates, security roll-down shutters, and similar devices installed over emergency escape windows in sleeping rooms are not installed have been installed in accordance with L.A.M.C. Section 91.1204 for the property for which this report is being sought.
- B. Seismic gas shutoff valves have been installed in compliance with L.A.M.C. Section 94.1219. will be installed in compliance with L.A.M.C. Section 94.1219 within 12 months after entering into an agreement of sale or contracting for an exchange of a residential property, or within 12 months after close of escrow where an escrow agreement has been executed in connection therewith; and that within 10 days after installation, Buyer will so advise the Department of Building and Safety in writing to Residential Property Records, c/o Cashier, 201 N. Figueroa St., 4th Floor--Counter G, Los Angeles, CA 90012-4869. Failure to comply with this requirement shall subject the buyer to the payment of a noncompliance fee in addition to the other penalties provided by law.
- C. Smoke Detectors will be installed in compliance with L.A.M.C. Section 91.310.9.
- Impact Glazing/Approved Film will be installed in compliance with L.A.M.C. Division 24. Impact Hazard Glazing Ordinance does not apply.

Further, smoke detectors in compliance with L.A.M.C. Section 91.310.9 and impact glazing/approved film in compliance with L.A.M.C. Division 24 will be installed by Buyer within 30 days after entering into an agreement of sale or contracting for an exchange of said residential property, or, where an escrow agreement has been executed in connection therewith, within 30 days after the close of escrow, and that within 10 days after installation, will so advise the Department of Building and Safety in writing to Residential Property Records, c/o Cashier, 201 N. Figueroa St., 4th Floor-- Counter G, Los Angeles, CA 90012-4869.

Signature of Buyer _____ Date _____



CERTIFICATE OF COMPLIANCE

WATER CONSERVATION ORDINANCE

Property Address: _____
PLEASE PRINT. ADDRESS SHOWN MUST MATCH SERVICE ADDRESS ON MUNICIPAL SERVICES BILL.

City Zip Code: _____ Number of Floors: _____

Total number of toilets in Residence or Building: _____

Number of New ultra-low flush toilets installed: _____

THIS IS TO CERTIFY THAT, BASED ON PERSONAL KNOWLEDGE, EACH WATER CLOSET, URINAL AND SHOWERHEAD IN THE ABOVE MENTIONED BUILDING COMPLIES WITH THE REQUIREMENTS OF CITY ORDINANCE NO. 172075. ALL PROPERTIES MUST HAVE LOW-FLOW SHOWERHEADS. RESIDENTIAL PROPERTIES MUST HAVE ULTRA-LOW-FLUSH TOILETS PRIOR TO THE CLOSE OF ESCROW. THIS CERTIFICATE AND THE APPROPRIATE PROCESSING FEE MUST BE FILED WITH THE DEPARTMENT OF WATER AND POWER NO MORE THAN 15 DAYS AFTER COMPLETION OF THE INSPECTION.

PROCESSING FEE SCHEDULE	FEE
SINGLE FAMILY DWELLING/DUPLEX/CONDO	\$15.00
COMM./IND./APT.BLDG./SM. BUS. 1-3 FLOORS	\$25.00
COMM./IND./APT.BLDG. 4-9 FLOORS	\$50.00
COMM./IND./APT. BLDG. 10 FLOORS	\$75.00
COMM./IND./ APT. BLDG. OVER 10 FLOORS	\$75.00 \$5.00 PER ADDN'L FLOOR OVER 10
TOTAL FEE DUE	\$

INDICATE TYPE OF BUILDING:

SINGLE FAMILY DWELLING /DUPLEX

CONDOMINIUM

APARTMENT BUILDING:
SPECIFY NO. OF UNITS _____

COMMERCIAL/INDUSTRIAL BUILDING

SMALL BUSINESS*

*Small business defined as Commercial/ Industrial building with 2 or fewer tank-type toilets and 2 or fewer showers. No urinals.

PLEASE MAKE CHECK PAYABLE TO: LOS ANGELES DEPARTMENT OF WATER AND POWER

(.)

PRINT NAME OF RETROFITTER, CONTRACTOR OR REAL ESTATE AGENT/ BROKER NAME RETROFITTER, CONTRACTOR OR AGENT /BROKER LICENSE # TELEPHONE NUMBER

SIGNATURE RETROFITTER, CONTRACTOR OR REAL ESTATE AGENT / BROKER DATE

PRINT NAME OF OWNER (SELLER) SIGNATURE OF OWNER (SELLER) DATE

PRINT NAME OF BUYER SIGNATURE OF BUYER DATE

 NAME OF ESCROW COMPANY

 ESCROW CLOSING DATE

RETURN ORIGINAL WITH PAYMENT TO:

LOS ANGELES DEPT. OF WATER AND POWER
 ACCOUNT SERVICES
 P.O. BOX 515406 ROOM L63
 LOS ANGELES, CA 90051-6706
 (888) 284-6130