

SANITARY SEWER LATERAL REAL ESTATE DISCLOSURE STATEMENT

LOCAL DISCLOSURE REGARDING PRIVATE SANITARY SEWER LATERALS

This form is to be used when the Seller's property, whether residential, commercial, or industrial, is situated within the limits of:

- **The Santa Cruz County Sanitation District (including the City of Capitola)**
- **The Freedom County Sanitation District**
- **The Davenport County Sanitation District**
- **CSA 2: Place De Mer**
- **CSA 5: Sand Dollar Beach & Cannon Del Sol**
- **CSA 7: Boulder Creek**
- **CSA 10: Rolling Woods**
- **CSA 20: Trestle Beach**

Summary of Ordinance

Authority:

- Santa Cruz County Code Chapter 7.39.020
- Santa Cruz County Sanitation District Code Chapter 7.04.375
- Freedom County Sanitation District Code Chapter 3.04.465
- Davenport County Sanitation District Code Chapter 4.04.446

Whether as part of a sale or of the recording of a contract of sale, all transferors of real property (residential, commercial, industrial, or other) shall obtain a video inspection of the property's private sewer lateral from a licensed plumber and make any repairs to the sewer lateral, as deemed necessary by the County, prior to the recording of any deed or other document transferring title unless a Transfer of Responsibility Form has been executed.

Exemptions

The requirement for private sewer lateral inspection and repair prior to recording a deed transferring title shall not apply if any of the following are true:

1. The property is located within a mobile home park, but is not the entire mobile home park;
2. The property is a unit within a larger development managed by a Home Owner's Association (HOA) and the property owner does not have rights/responsibility to repair the private sewer lateral (as stated in the HOA's Covenants, Conditions, and Restrictions);
3. The entire sewer lateral is less than 20 years old, and such fact can be proved to the County;
4. The entire sewer lateral was inspected and repaired within the last 20 years, and the County has record of, or has been supplied proof of the inspection and repair; or
5. The title transfer for the property is to a financial institution.

Certification

Seller must provide Buyer, unless a Transfer of Responsibility Form was executed, with a written certification of compliance with the requirements of this ordinance stating:

1. The entire private sanitary sewer lateral from the building drain to the public main has been video inspected by a licensed plumber (where applicable, pressurized sewer pipes have been inspected by a licensed plumber by a means other than video), the Lateral Inspection Report Form has been filled out, and both the video and the form have been provided to the County; and
2. The seller or seller's agent has received from the County the County's determination that either no work or some specified work is required prior to recordation of the transfer of ownership; and
3. Repairs to the private sewer lateral, if any, required by the County have been completed by a licensed plumber and inspected by the County; and
4. A County-approved cleanout already exists, or a new cleanout has been installed by a licensed plumber and inspected by the County; and
5. If determined necessary by the County, a County-approved backflow device (may be a cleanout/backflow combination device) already exists or a new backflow device has been installed by a licensed plumber and inspected by the County.

OR

Seller must provide Buyer with a written certification of the sale being exempt from these requirements and provide the Seller proof of the sited exception from the following list:

- ___ The property is located within a mobile home park, but is not the entire mobile home park;
- ___ The property is a unit within a larger development managed by an HOA and the property owner does not have rights/responsibility to repair the private sewer lateral, as stated in the CC&Rs;
- ___ The entire sewer lateral is less than 20 years old, and such fact has been proven to the County
- ___ The entire sewer lateral was inspected and repaired within the last 20 years, and the County
 ___ has record of the repair and inspection, or
 ___ has been supplied proof of the inspection and repair; or
- ___ The title transfer for the property is to a financial institution.

Failure to Comply

If the Seller fails to comply with these private sanitary sewer lateral requirements the County may impose civil and administrative penalties as specified in the code.

The undersigned hereby acknowledges receipt of a copy of this Addendum.

Date _____ Date _____

Buyer _____ Seller _____

Buyer _____ Seller _____

Property APN: _____

Property Address: _____

Buyer Primary Phone Number: _____

Buyer Email Address: _____