



CITY OF LOMITA

RESIDENTIAL PROPERTY REPORT

FREQUENTLY ASKED QUESTIONS

Residential Property Report Requirements

What is a Residential Property report?

A Residential Property Report is a report issued by the city describing the zoning of a residential property, the number of dwelling units currently permitted pursuant to the zoning and other information relative to the use, occupancy and construction of the property.

How do I apply for a Residential Property Report?

You must apply for a residential property report within three business days of executing an agreement of sale or exchange by submitting a completed application and the associated fee. The seller's agent must include their business license on the application. For further information regarding obtaining a business license, please contact the Business License Division at (310) 325-7110 x139.

When is a Residential Property Report required?

The Residential Property Report is required for all residential properties, except those listed below:

- The first sale of a residential building located in a subdivision in which the final map has been approved and recorded in accordance with the Subdivision Map Act.
- When the exchange of real property is between immediate family members
- Condominiums and townhomes

What is the fee for a Residential Property Report?

The fee for a Residential Property Report is \$162.18 (\$159 plus a 2% Technology Surcharge fee). If the applicant consents to the optional on-site inspection, the total fee for the report and inspection is \$ 324.36.

How long will it take to receive the completed Residential Property Report after I have submitted the application?

Property reports are typically completed within two weeks after receipt of the application. However, the completed report cannot be released until the Water Conservation Retrofit requirement has been met by submitting a completed Certificate of Compliance (see next page for more information).

Compliance with the Water Conservation Retrofit Program

Section 12-4.02 of the LMC requires that all water fixtures within a property meet low- flow requirements during escrow. The maximum flow requirements are listed below:

- Toilets: 1.3 gallons per flush
- Showerheads/Faucets: 2.5 gallons per minute

To verify that the plumbing fixtures meet the requirements listed above, a Certificate of Compliance signed by the buyer and the seller of the property must be submitted to the City. **The Residential Property Report will not be released to the applicant until the City has received a completed Certificate of Compliance.** The requirement applies to all properties except the following:

- The purchase, sale or transfer of real property between spouses or between parents and their children
- The purchase, sale or transfer of real property pursuant to foreclosure proceedings

For more information, please contact the Community Development Department at 310- 325-7110.