

RESIDENTIAL PROPERT REPORT APPLICATION



CITY OF LOMITA

PLANNING DIVISION

24300 Narbonne Avenue

Lomita, CA 90717

Ph.: (310) 325-7110 | Fax: (310) 325-4024

(City Use Only)

Submittal Date:	
Received By:	
Inspection Date:	
Date Delivered:	

NOTES:

Within 3 business days of executing an agreement of sale or exchange of any residential property, the owner or his authorized representative shall order from the City a report of the residential building record showing the regularly authorized use, occupancy and zoning classification of such property. Said report shall be valid for a period not to exceed 6 months from date of issue.

Penalties: Anyone in violation of the provisions of this chapter shall be guilty of an infraction and/or misdemeanor, and upon conviction thereof, shall be punishable as provided by the provisions of Section 11-1.80.01 of the Lomita Municipal Code. No sale or exchange of residential property shall be invalidated solely because of the failure of any person to comply with any provisions of this chapter unless such failure is an act of omission which would be valid ground for rescission of such sale or exchange in the absence of this chapter.

PROPERTY ADDRESS:
ASSESSOR PARCEL NUMBER:
ESCROW CLOSING DATE:

<p>BROKER/AGENT:</p> <p>Name: _____</p> <p>Mailing Address: _____</p> <p>City, State, ZIP: _____</p> <p>Phone: _____</p> <p>Email: _____</p> <p>Lomita City Business License #: _____ <i>(required)</i></p>	<p>PROPERTY OWNER (SELLER):</p> <p>Name: _____</p> <p>Mailing Address: _____</p> <p>City, State, ZIP: _____</p> <p>Phone: _____</p> <p>Email: _____</p>
<p>PROPERTY BUYER:</p> <p>Name: _____</p> <p>Mailing Address: _____</p> <p>City, State, ZIP: _____</p> <p>Phone: _____</p>	<p>REPORT DELIVERY METHOD:</p> <p>Address: _____</p> <p><input type="checkbox"/> Email report to address specified above</p> <p><input type="checkbox"/> Mail report to address specified above</p> <p><input type="checkbox"/> Make report available for pick up at City Hall</p>

<p align="center">OPTIONAL ON-SITE INSPECTION</p> <p>As the owner of the subject property, you have the option to request an on-site inspection. The on-site inspection will be conducted by a building inspector and neighborhood preservation officer. The on-site inspection will include but not be limited to, examination of accessory structures including detached garages, outdoor electrical outlets, basic plumbing lines, water heater and verification of smoke detectors. An additional fee of \$162.18 will apply.</p> <p>If you decline the on-site inspection, city staff will conduct a visual inspection of your property from the adjacent public right-of-way.</p>	<p align="center">FEES</p> <p align="center">Planning Fee Effective Date: <u>July 1, 2016</u></p> <table border="1"> <thead> <tr> <th align="center">CHARGE</th> <th align="center">TOTAL</th> </tr> </thead> <tbody> <tr> <td>Residential Property Report without On-Site Inspection:</td> <td align="right">\$162.18</td> </tr> <tr> <td>Residential Property Report with On-Site Inspection:</td> <td align="right">\$324.36</td> </tr> </tbody> </table>	CHARGE	TOTAL	Residential Property Report without On-Site Inspection:	\$162.18	Residential Property Report with On-Site Inspection:	\$324.36
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Certificate of Compliance

Water Conservation Ordinance

This is to Certify that all the toilets, faucets, and showerheads in the mentioned building complies with the requirements of Section 12-4.02 of the Lomita Municipal Code prior to the close of escrow.

Penalties: Anyone in violation of the provisions of this chapter shall be guilty of an infraction and/or misdemeanor, and upon conviction thereof, shall be punishable as provided by the provisions of Section 11-1.80.01 of the Lomita Municipal Code.

Property Address: _____

Assessor Parcel Number: _____

Total number of toilets in Residence or Building: _____
Maximum water flush rate of 1.6 gallons per flush (gpf) for existing toilets or 1.3 gpf for new toilets

Total number of showerheads in Residence or Building: _____
Maximum flow capacity of 2.5 gallons per minute (gpm)

Total number of faucets in Residence or Building: _____
Maximum flow capacity of 2.5 gallons per minute (gpm)

Print Name of Owner (Seller) Signature of Owner (Seller) Date

Print Name of Buyer Signature of Buyer Date