



# City of Manhattan Beach

## Water Conservation Retrofit DECLARATION

Effective Date: January 21, 2011 by Ordinance No. 2138  
Revised January 1, 2017 by SB 407 and CALGreen

City Use Only
City Validation

**NOTICE:** All residential buildings within the City of Manhattan Beach are required to be retrofitted with high efficiency water fixtures when a property is sold. This Water Conservation Retrofit Declaration is to certify that all water fixtures at the property meet the low water consumption requirements as per the current US EPA Water Sense label maximums. Compliance is a condition that must be met before close of escrow or by an Exception as described on Page 2 of this form.

**1. Property Information:** Address: \_\_\_\_\_

Parcel Number: \_\_\_\_\_ # of Units: \_\_\_\_\_

**Property Type – Check One:**     SFR     Duplex     Triplex     Condominium/Townhome  
 Apartment: # of units \_\_\_\_\_     Mixed Use    Other: \_\_\_\_\_

**2. Type of Fixture(s):** (Note: gpf= gallons per flush; gpm = gallons per minute)

Type of Fixture (Compliant gpf/gpm)	Total Quantity of each fixture at the property	=	Quantity of <u>NON-Compliant</u> Fixtures*	+	Quantity of <u>Compliant</u> Fixtures**	If <u>Compliant</u> , date inspected by <u>licensed</u> <u>professional identified</u> in Item 4**
<b>Toilets</b> (1.28 gpf or less)		=		+		mm/dd/yy
<b>Faucets</b> (2.2 gpm or less)		=		+		mm/dd/yy
<b>Showerheads</b> (2.5 gpm or less)		=		+		mm/dd/yy
<b>Urinals</b> (1.0 gpf or less)		=		+		mm/dd/yy
* <b>EXCEPTION</b> applies? (Criteria on Page 2 of this form.)    [ ] YES    [ ] NO, Continue to Item 3						

**3. Signatures** - All required signatures are to be on one (1) form:

*By signing below, I, the Seller of the above mentioned property, certify under penalty of perjury, that all water fixtures at the above mentioned property are in compliance with SB 407 and CALGreen as indicated.*

Seller(s) signature(s): \_\_\_\_\_  
 Print name(s): \_\_\_\_\_ Date: \_\_\_\_\_  
 Mailing address after escrow: \_\_\_\_\_  
 Email address: \_\_\_\_\_ Phone: \_\_\_\_\_

**4. \*\* REQUIRED for Compliant fixtures indicated in Item 2:** Signature & information of a Licensed Plumber, General Contractor, Professional Home Inspector (such as CREIA or ASHI), or Licensed Architect:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Print name: \_\_\_\_\_ License# \_\_\_\_\_  
 Company name: \_\_\_\_\_ Phone: \_\_\_\_\_

# Summary of the City of Manhattan Beach Water Conservation Retrofit ORDINANCE

**Water Conservation Certification:** Effective January 1, 2017, the City of Manhattan Beach will enforce SB 407, requiring that prior to transfer of ownership, dwellings meet specific water conserving standards for water fixtures. A plumbing permit is not required for this program, however, the owner may elect to obtain a permit and inspection for the retrofit.

**Applicability:** The provisions of the Ordinance apply to all residential buildings at the time of property sale, unless an exception is listed below.

**Retrofit Measures:** As a condition of escrow, each non-compliant fixture shall be replaced with fixtures in compliance with the California Green Building Code (CALGreen) or certify exceptions as listed below. ***If replacing fixtures to comply with SB 407, fixtures must adhere to CALGreen standards.***

**From Item 2 on Page 1: Check applicable EXCEPTION(S) and provide supporting documentation:**

- Toilets with prior valid Toilet Retrofit Declaration Certificate of 1.28 gpf.
- New Construction plans submitted on or after January 1, 2011.
- Foreclosure or Trustee sale, or transfer to co-owner.
- Buyer to retrofit fixtures within 180 calendar days from title transfer date. Buyer to submit Letter of Intent at close of escrow, and sign and return ***Water Conservation Retrofit Transfer of Responsibility*** form.
- Proposed demolition. Shall be applied for within 180 calendar days from title transfer date. Buyer to submit Letter of Intent at close of escrow, and sign and return ***Water Conservation Retrofit Transfer of Responsibility*** form.
- Director of Community Development Department exception for:

\_\_\_\_\_  
\_\_\_\_\_  
Director's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## **Responsibilities:**

- The seller's and buyer's real estate agent, real estate broker or real estate sales person involved in the transfer of property title subject to this Ordinance shall give written notice to the seller and buyer of the requirements of this Ordinance prior to the close of escrow and transfer of property title.
- The seller and buyer shall each certify compliance with the Ordinance by signatures on the Certificate, as well as either a licensed plumber or licensed general contractor or professional home inspector (such as CREIA or ASHI) or licensed architect. A signed copy of the Water Conservation Retrofit Certificate shall be included in the transfer documentation and to the City.

**Keep a copy for your files. Send completed form and supporting documentation to:**

ATTN: BUILDING SECRETARY  
CITY OF MANHATTAN BEACH  
BUILDING & SAFETY DIVISION  
1400 HIGHLAND AVE  
MANHATTAN BEACH, CA 90266

Contact: Building Secretary (310) 802-5505