



# City of Manhattan Beach

## Water Conservation Retrofit

### TRANSFER OF RESPONSIBILITY

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

City Use Only
City Validation

The purpose of this form is to signify mutual agreement between the Seller and the Buyer of a property to transfer to the Buyer the responsibility of retrofitting the water fixtures pursuant to requirement of SB 407 and as documented on the previously submitted **Water Conservation Retrofit Declaration**.

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 on the property	=	Quantity of <u>NON-Compliant</u> Fixtures*	+	Quantity of <u>Compliant</u> Fixtures**
<b>Toilets</b> (1.28 gpf or less)		=		+	
<b>Faucets</b> (2.2 gpm or less)		=		+	
<b>Showerheads</b> (2.5 gpm or less)		=		+	
<b>Urinals</b> (1.0 gpf or less)		=		+	

\*Exception must apply per Water Conservation Retrofit – Declaration form, Item 2.  
 \*\*Proof of compliance must be supported on the Water Conservation Retrofit – Declaration form, Items 2 and 4.

3. **Seller Certification - REQUIRED:**

By signing below, I, the Seller of the above mentioned property, certify under penalty of perjury, that the property's Buyer has agreed to assume responsibility for retrofitting the water fixtures of said property, in compliance with SB 407 and CALGreen.

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

4. **Buyer Acceptance – REQUIRED:**

By signing below, I, the Buyer of the above mentioned property, submit a letter of intent and accept the responsibility of retrofitting the property as provided for in SB 407. I understand that I will be required to retrofit the water fixtures on the property or apply for a Demolition permit within 180 days following the change of ownership, and submit a separate **Water Conservation Retrofit Declaration** to the City of Manhattan Beach Community Development Department.

Buyer(s) signature(s): \_\_\_\_\_  
 Print name(s): \_\_\_\_\_ Date: \_\_\_\_\_  
 Mailing address after escrow: \_\_\_\_\_  
 Email address: \_\_\_\_\_ 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.

The Toilet Retrofit Declaration requires inspection by and signature of a Licensed Plumber, or a Licensed General Contractor, or Licensed Professional Architect, or a Professional Home Inspector.

**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.***

**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