



County of Santa Cruz

Water Conservation Certification

All residential, commercial and industrial buildings within the unincorporated County area that are not served by a public water agency that administers a similar water conservation program, are required to be retrofitted with high efficiency plumbing fixtures when a property is sold. This form is to certify that all plumbing fixtures at the property meet the high efficiency standards.

Important: The seller must file this completed form with the County of Santa Cruz Water Conservation Program before the property is sold.

Please refer to the back of this form for instructions and information. For assistance, call the Environmental Health Water Conservation Program at (831)454-2022.

1. Property Location:

Street Address

City

Zip code

Assessor's Parcel No.

Water Provider or Well

2. Plumbing Fixtures

Toilets

Showerheads

Urinals

	Toilets	Showerheads	Urinals
Total number of fixtures at this property:			
Number of fixtures retrofitted:			
Number of fixtures exempt (e.g., existing 1.6 gal toilet):			

____ Number of full baths ____ Number of half baths

3. Exemptions

- Historic registry
- Already retrofitted with low flow fixtures
- Other _____

4. Retrofit Verification

- Inspection by real estate agent or broker
- Inspection by licensed plumber or general contractor
- Inspection by a licensed home inspector

Verifier's Name (please print)

signature

Date

Telephone

Verifier's Business Name

License Number

- I am the property owner
- I am the real estate agent for the owner

Name (please print)

Signature

Date

Telephone

Summary of the County of Santa Cruz Plumbing Fixture Retrofit Ordinance

County Code Chapter 7.69

Effective July 2013, all residential commercial and industrial buildings in the unincorporated County area are required to be retrofitted completely, if not already conforming, with high efficiency plumbing fixtures at the time of sale of the property. Under the law, the seller of the property is responsible of the following:

1. Replacing any toilets, showerheads and urinals that don't meet the high efficiency standards.
2. Obtaining a Water Conservation Certificate from the County of Santa Cruz Water Conservation Program.
3. Disclosing retrofit requirements to the buyer of the property, before the property changes ownership.

Copies of the written disclosure form and the Water Conservation Certificate are to be included with documents transferring title to the property.

High efficiency Plumbing Standards

Toilets	1.28 gallons per flush or less
Showerheads	2.0 gallons per minute or less
Urinals	.5 gallon per flush or less

Option to Have Buyer Retrofit

An option in the ordinance allows the seller to transfer the retrofit responsibility to the buyer. Both parties must agree that the buyer assumes the responsibility. The buyer has ninety (90) calendar days from the date of the sale to complete the retrofit. The seller and buyer must fill out the Transfer of Responsibility to Retrofit Form and file with the County Water Conservation Program.

Instructions to Seller

Step 1 – Complete parts 1, 2 and 3 of this form. Have the buyer sign and date part 4.

Step 2 – Hand deliver or mail the completed form to:

County of Santa Cruz
Environmental Health Services
Water Conservation Program
701 Ocean Street Rm. 312, Santa Cruz, CA 95060

The form will be retained on file.

Step 3 - Keep a copy of this form for your records. Give one copy to the buyer and one to your real estate agent to be included with documents transferring title to the property.

Buyers signing the Transfer of Responsibility Form Agree to:

1. Make sure all the fixtures on the property meet the high efficiency plumbing standards listed above. This will involve replacing any older fixtures that don't comply. Note: the buyer is not responsible for retrofitting if the sale of the property is not completed.

Failure to Retrofit

If it is determined that the retrofit was never completed by the buyer as agreed to in this form, a notice of violation will be recorded against the property by the County of Santa Cruz in accordance with procedures contained in the County Code Chapter 7.69.



**ADDENDUM TO REAL ESTATE TRANSFER DISCLOSURE STATEMENT
LOCAL DISCLOSURE REGARDING
PLUMBING FIXTURE RETROFIT REGULATIONS**

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

- the unincorporated County area,
- outside of the City of Santa Cruz Water Service area and the Soquel Creek Water District Service area.

Summary of Ordinance

Authority: Santa Cruz County Code Chapter 7.69

All existing residential, commercial, and industrial buildings that use water in showers, toilets, and urinals, shall, at the time of sale of the property, be retrofitted exclusively with high efficiency plumbing fixtures. The Seller shall be responsible for complying with the requirements of this chapter and for obtaining a water conservation certificate from the County of Santa Cruz Water Conservation Program before the sale of the property, unless both the seller and the buyer agree to transfer the responsibility to the buyer.

High Efficiency Plumbing Standards

Toilets: 1.28 gallons per flush; Showerheads: 2 gallons per minute; Urinals: .5 gallon per flush

Certification

Seller must provide Buyer with a written certification of compliance with the requirements of this ordinance stating that the water conservation devices have been installed or that the installation of devices is not required because of the specific exemption(s) allowed under this law.

Option to Transfer Responsibility for Retrofitting to the Buyer

The Seller and Buyer may mutually agree to transfer responsibility for retrofitting to the Buyer. The Seller is required to submit a Transfer of Responsibility form, approved by the Buyer, to the County of Santa Cruz Water Conservation Program before the property is sold. The Buyer has ninety (90) calendar days from the date of the sale of the property to perform the retrofit and verify compliance.

Exemptions

- A. The requirement for the installation of water conservation retrofit devices on showers shall not apply to any of the following:
2. Any shower that is fitted with a low-flow showerhead with a maximum flow rate that does not exceed 2.5 gallons per minute;
 3. Any emergency shower installed for health or safety purposes that cannot safely operate with a maximum flow rate that does not exceed 2.5 gallons per minute;
 4. When the retrofit of a shower fixture to comply with this chapter would require a significant expense;
 5. Any shower that will not function properly after being retrofitted in accordance with this chapter (Ord. 4698 § 2 (part), 1/07/03.

B. The requirement for the installation of ultra low flush toilets shall not apply to any of the following:

1. Any toilet that already uses 1.6 gallons per flush or less;
2. When the retrofit of a toilet fixture to comply with this chapter would require a significant expense (Ord. 4781 § 1 (part), 4/05/05;
3. Any toilet that will not function properly after being retrofitted in accordance with this chapter (Ord. 4698 § 2 (part), 1/07/03.

Failure to Comply

If the seller fails to comply with the retrofit requirements, the buyer shall install the high efficiency plumbing fixtures within 90 days from the date of sale. Any seller who fails to comply with the requirements of this chapter may be liable to the buyer in the amount of two hundred and fifty dollars (\$250) for each fixture that does not comply with this chapter at the time of sale, or the actual costs of the buyer to comply with this chapter, whichever amounts are greater. Violation of these requirements is also deemed an infraction.

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

Date _____	Date _____
Buyer _____	Seller _____
Buyer _____	Seller _____