

Forest Lakes Mutual Water Company

Transfer of Responsibility To Retrofit Form

All residential buildings within the FLMWC water service area are required to be retrofitted with high efficiency plumbing fixtures when a property is sold. Under this policy, the **seller of the property** is responsible for retrofitting. The responsibility for retrofitting may be transferred from the seller to the buyer, if both parties mutually agree to do so. This form is used when the buyer agrees to perform the required plumbing fixture retrofit.

Important: The seller must file this completed form with the FLMWC Office before the property is sold.

See the back of this form for instructions and information. For assistance, call the FLMWC Office at (831) 335-5774.

1. Property Information

Street Address: _____

Assessor's Parcel No: _____ - _____ - _____

2. Plumbing Fixtures

	Toilets	Showerheads
Total number at this property:		
Number of fixtures not meeting high efficiency standards that the buyer agrees to retrofit:		

3. Seller's Signature:

By signing below, I, the seller, declare that the buyer has agreed to assume the responsibility for plumbing fixture retrofit at the above-referenced property.

Seller's name (please print) *Seller's signature* *Date* *Telephone*

Estimated Escrow Closing Date: _____

4. Buyer's Signature

By signing below, I, the buyer of the above-referenced property, agree to accept the responsibility of retrofitting the property with high efficiency plumbing fixtures as required by FLMWC water conservation policy. I understand that I will be required to retrofit the property and to obtain a water conservation certificate within ninety (90) calendar days following the date of change in ownership, in accordance with the procedures outlined on the back of this form.

Buyer's name (please print) *Buyer's signature* *Date* *Telephone*

Please mail/email/fax a copy of this form to: _____

THIS FORM MUST BE SIGNED BY FLMWC TO BE VALID.

FLMWC Approved Signature _____ Filing Date _____

Summary of the FLMWC Plumbing Fixture Retrofit Policy

Effective April 14, 2015, all residential buildings receiving water from the Forest Lakes Mutual Water Company 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 policy, the **seller of the property** is responsible for the following:

1. Replacing any toilets and showerheads that don't meet the high efficiency standards,
2. Obtaining a Water Conservation Certificate from the FLMWC, and
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 must be included with documents transferring title to the property.

Low Consumption Plumbing Standards

Plumbing fixtures must be manufactured to meet the standards below. Restrictors and other modifications to fixtures are not acceptable.

- | | | |
|---------------|------------------------|---|
| • Toilets | 1.28 gallons per flush | Note: Existing 1.6 gallon per flush toilets on the property do not need to be retrofitted and are considered to meet the plumbing fixture standards. |
| • Showerheads | 2.0 gallons per minute | |

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.

Instructions to Seller

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

Step 2 - Bring in or mail the completed form to:

**FLMWC
910 Fern Avenue
Felton CA 95018**

When received at the office, the form will be signed and returned to you.

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 that all fixtures on the property meet the high efficiency plumbing standards listed above. Replace any older fixtures that don't comply. Note: the buyer is not responsible for retrofitting if the property sale is not complete.
2. Contact the FLMWC Office for a water conservation certificate and to arrange for a free inspection within 90 days from the date of transfer of the property. The FLMWC Office will sign the water conservation certificate at the time of inspection after verifying all fixtures comply. You may choose to hire a licensed plumbing or general building contractor to perform the inspection, if you prefer.

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 FLMWC.

For more information, or to schedule an inspection, please

call: **(831) 335-5774**