

Nipomo Mesa Area

LOCAL OPTION
REAL ESTATE TRANSFER DISCLOSURE STATEMENT

This is a Local Residential Disclosure, provided by the seller, as of (date), _____ for the purchase of _____ in the community of _____, California between _____ (Buyer) and _____ (Seller).

Buyer is aware the subject property is located in an unincorporated area of San Luis Obispo County in the Nipomo Mesa Water Conservation Area (NMWCA) and is subject to residential plumbing retrofit requirements.

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN AN UNINCORPORATED AREA OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED ABOVE. THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE PROPERTY IN COMPLIANCE WITH CHAPTER 8.92 OF THE SAN LUIS OBISPO COUNTY CODE. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTION OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

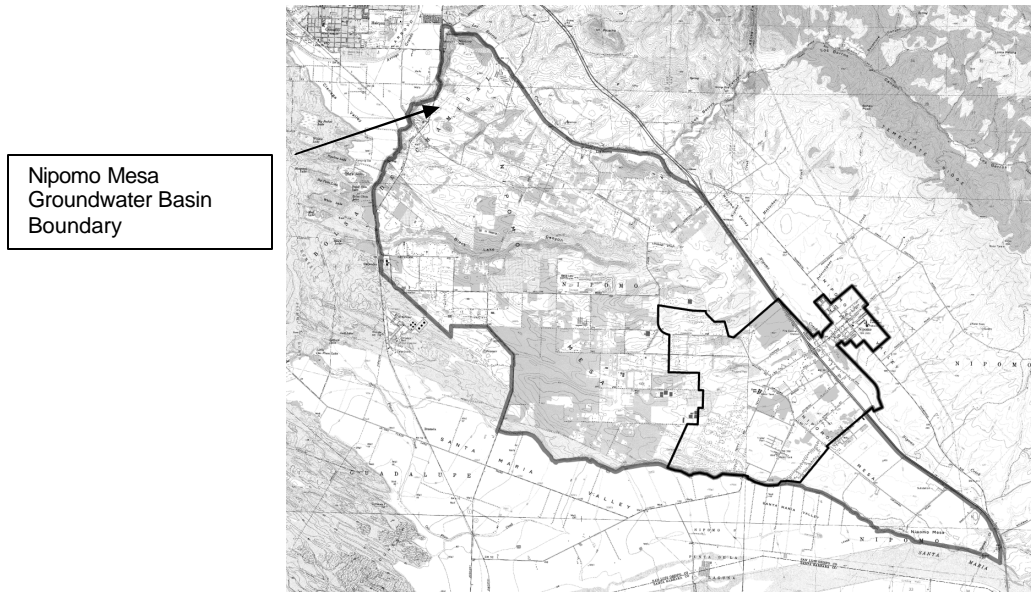
The seller discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

The area affected by this Disclosure is shown on the map below. The boundaries are generally US Highway 101 and Los Berros Rd, State Highway 1 south to the southerly edge of the Nipomo Mesa. The area includes the town of Nipomo, the rural Nipomo Mesa area, the Callender-Garrett area, the Woodlands and Cypress Ridge.

The County of San Luis Obispo has determined that the consumption of water in the Nipomo Mesa Water Conservation Area has resulted in lowering water levels in portions of the NMWCA. In response to this threat to groundwater, the community's only fresh potable water source, the Board of Supervisors has

certified a Level of Severity III for the NMWCA; this is the highest severity level in the County General Plan's Resource Management System.

The amount of water being used by residential, commercial and other uses located in the NMWCA must be reduced. Reduction in water use shall be achieved through retrofitting existing plumbing fixtures with low water consumption plumbing fixtures in existing homes, businesses and institutional buildings upon the sale of any such structure that uses water from the NMWCA. The area subject to the requirements of County Code Section 8.92 is described in the following figure:



A licensed plumber, building contractor or certified home inspector (CREIA, ASHI or ICC) shall verify that the toilets and showerheads in each structure comply with this Ordinance.

Ordinance Requirements

Toilets in all structures on the parcel shall be changed to 1.28 or less gallons per flush (gpf) High Efficiency Toilets (HETs). Showerheads shall be changed to 2.5 or less gallons per minute (gpm) showerheads. Removed toilets or showerheads may not be reused within the defined area.

Exemptions for Ordinance Requirements

Existing 1.6 gpf or lower toilets and existing 2.5 gpm or lower showerheads are exempt from the requirements of this Ordinance. A licensed plumber, licensed building contractor, or certified home inspector must complete and sign (with license or certificate number) the Retrofit Verification Form and return it to the County Department of Planning and Building. The Department will issue a Water Conservation Certificate. The seller shall give the issued Certificate to the Buyer

as proof of compliance with this Chapter. (A copy of previous certification may be on file at the County of San Luis Obispo Planning and Building and may be used.)

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT

Seller: _____ Date: _____

Seller: _____ Date: _____

Seller: _____ Date: _____

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Buyer: _____ Date: _____

For additional information please contact:

County of San Luis Obispo
Department of Planning and Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408
PHONE: (805) 781-5600
EMAIL: planning@co.slo.ca.us
FAX: (805) 781-1242
WEBSITE: <http://www.sloplanning.org>