



City of Watsonville

Transfer of Responsibility To Retrofit Form

All residential, commercial and industrial buildings within the unincorporated County area that are not served by a public water service which administers a similar water conservation program, are required to be retrofitted with high efficiency plumbing fixtures when a property is sold. Under the law, 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 a buyer agrees to perform the required plumbing fixture retrofit. Important: The seller must file this completed form with the County of Santa Cruz Water Conservation Program before the property is sold. Please refer below for instructions and information. For assistance, call the City of Watsonville's Public Works Customer Service line at (831)768-3133.

1. Property Location

Street Address City

Assessor's Parcel No.

2. Plumbing Fixtures

Fixtures:	Toilets	Showerheads	Urinals	Faucets
Total number of plumbing fixtures at this property:				
Number of fixtures retrofitted:				
Number of fixtures exempt:				

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.

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 low consumption plumbing fixtures as required by State Bill 407 and the Cal Green Plumbing Code. I understand that I will be required to retrofit the property and to obtain a water conservation certificate within (90) calendar days following the date of change in ownership, in accordance with the procedures outlined on the back of this form.

Summary of the City of Watsonville Plumbing Fixture Retrofit Compliance Process with California's State Mandated SB 407 and the Cal Green Plumbing Code in regards to water conservation:

Effective January 2017, all residential commercial and industrial buildings in the incorporated City of Watsonville *and* unincorporated area that is served by the City of Watsonville's public water service 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 City of Watsonville.
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)
- Interior faucets: Kitchen aerators- 1.8 gallons per minute or less
Bath aerators- 1.2 gallons per minute (or lower) for residential and 0.5 gallons per minute (or less) for commercial

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 City of Watsonville Water Conservation Program.

Instructions to Seller

Step 1 – Complete parts 1, 2 and 3 of this form.

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

City of Watsonville
Public Works and Utilities
320 Harvest Drive
Watsonville, CA. 95076

Or email to:

customerservice@cityofwatsonville.org

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:

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 City of Watsonville in accordance with procedures contained in the above stated process in compliance with California state mandated SB 407 and the residential and commercial Cal Green Plumbing Code.