



City of Santa Cruz

Transfer of Responsibility to Repair

The responsibility for inspecting the building sanitary sewer is the sole duty of the seller and may not be transferred to the buyer. If the inspection shows that repairs are necessary, the responsibility to repair may be transferred from the seller to the buyer before the time of sale, if both parties mutually agree to do so.

Important: This completed form and the completed Time of Sale inspection form must be submitted to the City of Santa Cruz Public Works Department before the property is sold.

1. Property Information

Street Address: _____

Assessor's Parcel No: _____ - _____ - _____

2. Inspection Information

Inspector: _____

Inspection Date: _____

Was the inspector able to video inspect the entire segment of line from the cleanout (or sidewalk area) to the main in the street? (Note: the required inspection zone does not include the portion of lateral on private property)

YES NO

Was the inspector able to fully define the scope of work for the repairs that will be required to bring the sewer lateral up to City standards and pass inspection?

YES NO

3. Seller's Signature:

By signing below, I, the seller, declare that an inspection of the sanitary sewer at the above-referenced property has been completed and a copy of that inspection form has been made available to the buyer. I declare that the buyer has agreed to assume the responsibility for correcting any defects in the building sanitary sewer at the above-referenced property.

Seller's name (please print)

Seller's signature

Date

Telephone

Estimated Escrow Closing Date: _____

Seller's Mailing or Email Address: _____

See next page for Buyer's Signature and more information

4. Buyer's Signature

By signing below, I, the buyer of the above-referenced property, confirm that I have received a copy of the inspection form and agree to accept the responsibility of repairing the building sanitary sewer as required in Santa Cruz Municipal Code Chapter 16.08. I understand that the initial inspection may not have been able to fully characterize the extent of the existing defects and required repairs. I understand that **I will be required to repair or correct any defects to meet the City's standards**, and to obtain a Sanitary Sewer Certificate for Sale of Property 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

Buyer's Mailing or Email Address: _____

THIS FORM MUST BE SIGNED BY THE PUBLIC WORKS DEPARTMENT TO BE VALID.

City Approved Signature _____

Filing Date _____

Background

Prior to the time of sale, all residential, commercial and industrial buildings within the City of Santa Cruz shall have the building sanitary sewer inspected for any defects and be repaired or corrected to meet the City's standards as specified by the Public Works Time of Sale Sewer Lateral Inspection form unless exempted under Section 16.08.068 of the Santa Cruz Municipal Code or unless the responsibility to repair is transferred to the buyer. The buyer will then have 90 days from the time of sale to complete the repairs and submit a completed inspection form showing that the sewer has been corrected to meet the City's standards.

Buyers Signing the Transfer of Responsibility Form Agree to:

1. Have the property's building sanitary sewer repaired by a licensed contractor to meet the City's standards as specified on the Public Works Time of Sale Sewer Lateral Inspection form.
Note: the buyer is not responsible for inspections, repairs, or corrections if the property sale is not completed.
2. After the repairs have been completed, have a final camera inspection performed by a City-certified sewer lateral inspector and submit the completed Time of Sale inspection form to the City of Santa Cruz Public Works Department within 90 days.

Instructions for the Transfer of Responsibility to Repair to the Buyer

Step 1 – Seller completes parts 1, 2, and 3 of this form. Buyer completes part 4 of this form.

Step 2 - Bring in or mail this completed Transfer of Responsibility form and the initial Time of Sale inspection form (provided by the seller) to:

**City of Santa Cruz
Public Works Department
809 Center St., Room 201
Santa Cruz, CA 95060**

Or email to:
sewerlateralforms@cityofsantacruz.com

Step 3 - Keep a copy of this form for your records. One copy should be given to the seller's real estate agent to be included with documents transferring title to the property.

Failure to Inspect or Repair

If it is determined that the required repairs were never completed by the buyer as agreed to in this form, the City of Santa Cruz will exercise its legal remedies, including, but not limited to, a notice of violation recorded against the property, and other civil or criminal penalties in accordance with the Santa Cruz Municipal Code.

For more information, please call:

(831) 420-5160