

DIVISION D — REPORT OF RESIDENTIAL PROPERTY RECORDS AND PENDING AND RECORDED LIENS

SECTION 96.302 REPORTS REQUIRED

Prior to entering into an agreement of sale or contracting for an exchange of any residential property, or, where an escrow agreement has been executed in connection therewith, prior to close of escrow, the owner or his agent shall obtain from the Department of Building and Safety a report of the Superintendent of Building and a report of the City Engineer; said reports, containing the information specified in Section 96.304 of this Code.

SECTION 96.300 INTENT

Pursuant to Article 6.5 (commencing with Section 38780) of Chapter 10, Part 2, Division 3, Title 4, of the California Government Code, it is the intent of the Council of this City to assure that the purchasers of residential property within the City are furnished with reports of matters of City record pertaining to the authorized use, occupancy and zoning classification of residential property prior to sale or exchange. It is further the intent of the City Council to assure that purchasers of residential property within the City are furnished with reports of certain pending special assessment liens listed below; information regarding the installation of metal bars, grilles, grates, security roll-down shutters, and similar devices over emergency escape windows in sleeping rooms; smoke detectors; impact hazard glazing; water conservation devices; seismic gas shutoff valves; certificates of occupancy and sewer permits.

SECTION 96.303 APPLICATION

Upon written application by the owner or the owner's agent to the Department of Building and Safety on forms provided by the City and the payment of a fee specified herein to the Department of Building and Safety, the Superintendent of Building and the City Engineer shall review the appropriate City records. This application shall contain the name and address of the owner, the legal description, the county assessor's map book page and parcel number and, if available, the street address of the residential property for which the reports are sought.

SECTION 96.301 DEFINITIONS

For the purposes of this division:

- (a) "Owner" shall mean any person, partnership, association, company, corporation or fiduciary in whom or which is vested legal title to residential property as defined herein, or who or which possesses the power to convey legal title to such residential property.
- (b) "Residential property" shall mean:
 - (1) Any real property improved with one or more buildings or structures which in whole or in part are used for or are legally permitted to be used for dwelling units or guest room purposes.
 - (2) Any vacant real property located in a zone wherein dwelling or guest room uses are legally permitted.
- (c) "Agreement of sale" shall mean any agreement, reduced to writing, which provides that legal title of any real property shall thereafter be conveyed from one owner to another.
- (d) "Brush abatement" shall mean those proceedings initiated by the City under the authority of Title 4, Division 3, Part 2, Chapter 13, of the Government Code of the State of California, where the Fire Department has determined that a fire hazard exists by reason of the presence upon real property of brush which the City Council may order removed under the authority of the above-mentioned chapter of the Government Code.

The application for the report regarding a sale or exchange of a residential property shall not be accepted by the Department of Building and Safety until such time as the applicant provides the Department of Building and Safety with one of the following:

- 1. A declaration under penalty of perjury by the owner certifying that in the residential property for which the report is sought:
 - (a) Smoke detectors have been installed in accordance with the *Los Angeles Municipal Code* Section 918603; and
 - (b) Impact hazard glazing has been installed in accordance with *Los Angeles Municipal Code*, Section 91.6101; and
 - (c) Water-conservation devices have been installed in accordance with *Los Angeles Municipal Code* Section 122.03;
 - (d) Metal bars, grilles, grates, security roll-down shutters, and similar devices over emergency escape windows in sleeping rooms have been installed in accordance with *Los Angeles Municipal Code* Section 91.6304.3; and
 - (e) Lights and locks have been installed in accordance with Section 91.8607 of the *Los Angeles Municipal Code*; and
 - (f) Seismic gas shutoff valves has been installed in accordance with Section 94.1219.

SECTION 96.300 L.A.M.C. requires that the seller of Residential Property within the City of Los Angeles shall apply to the City for a Report of Residential Property Records and Pending Special Assessment Liens and deliver such report to the buyer prior to entering into an agreement of sale or exchange of the Residential Property or prior to close of escrow in connection therewith. There is a fee of \$70.20 for this service.

SECTION 96.301 L.A.M.C.

DEFINITIONS

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