



Soquel Creek Water District

Transfer of Responsibility to Retrofit Form

All residential, commercial and industrial buildings within Soquel Creek Water District's (SqCWD) service area which, includes portions of the unincorporated Santa Cruz County area and the City of Capitola, are required to be retrofitted with high efficiency plumbing fixtures when a property is sold. Under the law (County Code Chapter 7.69.040 and Capitola Municipal Code Chapter 13.02), 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. 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 Soquel Creek Water District before the property is sold. Please refer to the back of this form for instruction and information. For assistance, call the SqCWD Water Conservation Department at (831) 475-8501, Ext. 146.

1. Name and Property Location

Address, City, and Zip: _____

Assessor's Parcel No. (APN) _____ SqCWD account no. _____

2. Plumbing Fixtures:

	Toilets	Showerheads	Urinals
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 Signature _____ Date _____

Telephone _____ Estimated Escrow Closing Date _____

4. Buyer's Signature: By signing below, I as the buyer of the above-referenced property, agree to accept the responsibility of retrofitting the property with high efficiency plumbing fixtures as required in Capitola Municipal Code Chapter 13.02 and Santa Cruz County Code Chapter 7.69.040. I understand that I will be required to retrofit the property and to obtain a water conservation certificate from Soquel Creek Water District 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 Signature _____ Date _____

Buyer's Name _____ Telephone: _____

THIS FORM MUST BE SIGNED BY THE SOQUEL CREEK WATER DISTRICT TO BE VALID.

SqCWD Approved Signature _____ Filing Date _____

**Summary of the County of Santa Cruz and City of Capitola
Plumbing Fixture Retrofit Ordinance
County Code Chapter 7.69.040 Capitola Municipal Code Chapter 13.02**

All residential commercial and industrial buildings in the unincorporated County area and the City of Capitola receiving water from Soquel Creek Water District are required to be completely retrofitted, 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 for the following:

1. Replacing any toilets, showerheads and urinals that don't meet the high efficiency standards. Pre-existing toilets that flush no more than 1.6 gallons per flush (gpf) toilets are exempt.
2. Obtaining a Water Conservation Certificate from Soquel Creek Water District and
3. Disclosing retrofit requirements to the buyer of the property, before the property changes ownership and filling out this Transfer of Responsibility to Retrofit form if retrofits will be done by the buyer.

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

Plumbing fixtures must be EPA WaterSense approved and manufactured to meet the standards below. Urinals that use no water are not tested by EPA WaterSense, but are approved for retrofits. Restrictors and other modifications to fixtures are not acceptable.

- Toilets 1.28 gallons per flush or less
- Showerheads 2.0 gallons per minute or less
- Urinals 0.5 gallon per flush or less



Note: Pre-existing toilets that flush no more than 1.6 gallons per flush (gpf) toilets are exempt from being retrofitted.

Instructions

Option to Have Buyer Retrofit

The seller has an option to transfer the responsibility of retrofitting to high efficiency fixtures to the buyer. Both parties must agree that the buyer assumes the responsibility. The buyer has ninety (90) 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 Soquel Creek Water District.

Instructions to Seller

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

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

**Soquel Creek Water District
Attn: Water Conservation Department
P.O. Box 1550
Capitola, CA 95010**

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. This will involve replacing older fixtures that don't comply. Note: The buyer is not responsible for retrofitting if the sale of the property is not completed.
2. Contact the Soquel Creek Water District Water Conservation Department for a water conservation certificate and to arrange for an inspection within 90 days from the date of transfer of the property. District water conservation staff will sign off the water conservation certificate at the time of inspection after all fixtures have been verified to comply, at no charge. You may choose to hire a licensed plumbing or general building contractor to perform the inspection, if you prefer.

Failure to Retrofit

If the seller fails to comply with the retrofit requirements, the buyer shall install the high efficiency plumbing fixtures within 90 days from the date of sale. Failing to obtain a Conservation Certificate may result in a notice of violation being recorded against the property, this infraction of code is punishable in accordance with the provisions of Section 1.12.040 of the Santa Cruz County Code and Capitola Municipal Code 4.04.010.

**For more information, or to schedule an inspection, please call:
831-475-8500 or visit: www.soquelcreekwater.org**