



Internal Water Conservation Law Takes effect January 1, 2017

New water conservation regulations will take effect January 1, 2017. California legislature SB-1224 was passed in 1992, imposing water conservation standards on all toilets and urinals installed in all single family residential homes, multi-family residential properties, and commercial properties. The law would apply to new fixture installations after January 1, 1994, including:

Toilets – no more than 1.6 gal/flush

Urinals – no more than 1.0 gal/flush

However, SB-1224 left older properties exempt from the law. Due to California's ongoing drought, legislation has extended the law to include these older properties. **In 2009 SB-407 extended the toilet and urinal standards to all properties built before January 1, 1994.** Sections 1101.1-1102.115 of the civil code also included shower and faucet standards:

Showers – no more than 2.5 gal/min

Internal faucets – no more than 2.2 gal/min

To allow for enough time to manage these changes, they have extended the deadline.

All single family residences must be in compliance by **January 1, 2017**

All multi-family and commercial properties must be in compliance by **January 1, 2019**

If the properties have substantial improvements or refinance prior to the deadline, compliance must occur during those times.

Sellers must disclose if the property is compliant to the Buyer, referenced in the Transfer Disclosure Statement (TDS), while non-compliance is disclosed on the Seller Property Questionnaire (SPQ). While the law does not impose this disclosure specifically on real estate agents, the responsible agent should be aware of the compliance.

There are no current sanctions set for non-compliance; however local governments and water agencies have the authority to impose additional regulations and penalties. Sellers that do not disclose compliance could be liable to Buyers for the cost of compliance.

To find out more information, contact your Ticor Title Account Executive.

