



CALIFORNIA ASSOCIATION OF REALTORS®

Property Transaction Booklet

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DISCLAIMER: THIS BOOKLET IS MEANT TO BE USED IN CONJUNCTION WITH THE DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIPS (C.A.R. FORM AD)

Preface and Contents

The purchase of property is a very significant act for many people. You have taken an important step by contacting a real estate professional to assist you with your transaction. Agency relationships are more satisfying to both the principal and the agent if all parties understand the scope of the responsibilities of each in the transaction. This booklet contains valuable information to help you better understand these responsibilities. It consists of several parts:

1. Disclosure Regarding Real Estate Agency Relationships.

This is a form that explains the various agency relationships available in a transaction. You will be asked to sign it. Your signature on this form also indicates that you have read and received the rest of this booklet.

2. Property Transaction Questions and Answers.

Although you have selected a real estate professional to assist you in the transaction, there are many other professionals who will be involved. The buyer and seller also have some responsibilities. These questions and answers cover some common issues regarding the responsibilities of the seller, the buyer, the real estate professional and other appropriate professionals 2

3. Selected California Civil Code Sections.

For your reference, this booklet also includes sections of the California Civil Code that set forth information about the obligations of the real estate professional, as well as the responsibilities of the buyer and seller 8

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PROPERTY TRANSACTION QUESTIONS AND ANSWERS

The purchase of property is a very significant act for many people. You have taken an important step by contacting a real estate professional to assist you with your transaction. Agency relationships are more satisfying to both principal and agent if all parties understand the scope of the responsibilities of each in the transaction.

Your real estate professional will be assisting you in many ways during the course of your real estate transaction. These questions and answers will help you to avoid misunderstandings, give you some valuable insight as to what to expect, and help you with information regarding the responsibilities of the seller, the buyer, the real estate professional, and other appropriate professionals.

AGENCY DISCLOSURES AND CONTRACTS

Question 1: What is the Agency Disclosure Form at the front of this booklet?

Answer: The form at the front of this booklet describes the various types of agency relationships. The law requiring this form is printed on the back of the form.

Question 2: When must the form be given?

Answer: The disclosure form must be provided in a listing, sale, exchange, installment land contract, or lease over one year, if the transaction involves one-to-four unit residential property (includes mobile homes), as follows:

- (a) From a Listing Agent to a Seller prior to entering into the listing.
- (b) From an Agent selling a property he/she/ has listed to a Buyer prior to the buyer's execution of the offer.
- (c) From a Selling Agent to a Buyer prior to the buyer's execution of the offer.
- (d) From a Selling Agent in a cooperating real estate firm to a seller prior to presentation of the offer to the seller. It is not necessary or required to confirm an agency relationship using a separate confirmation form if the agency confirmation portion of the purchase contract is properly completed in full. However, it is still necessary to use this disclosure form.

It is possible that you will receive more than one of these forms in any given transaction.

Question 3: Can an agent represent more than one buyer or seller in the same transaction?

Answer: Yes. A real estate broker, whether a corporation, a partnership or sole proprietor, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed broker or through different associate licensees acting for the broker. These associate licensees may be working out of the same or different office locations. The broker (individually or through associate licensees) may be working with many prospective buyers at the same time. Some properties may appeal to more than one buyer represented by the same broker and the broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not the Broker represents other buyers interested in the same property. The broker (individually or through associate licensees) most likely will also have listings on many properties at the same time. The broker will market all of these properties whether or not the broker may have other properties that appeal to the same prospective buyers.

DISCLOSURE RESPONSIBILITIES

Every property has defects, whether small or large. Some sellers have lived with a defect that they view as unimportant but which may be important to a buyer. Of course, sellers, buyers and agents have an obligation to deal honestly with each other and the transaction goes more smoothly when all parties are forthcoming with relevant information of which they are aware. This section deals with what must be disclosed and the format in which it must be disclosed.

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Question 4: What must a seller disclose about the condition of the property?

Answer: A seller must disclose known material defects about the property. Typically, a seller would make these disclosures on a Real Estate Transfer Disclosure Statement (TDS). However, if an item is not covered on a TDS, a seller must still make these disclosures about known material defects. In virtually all cases, a buyer will discover any problems once the buyer occupies the property. By disclosing all problems up front, the seller can avoid the surprise that many times provokes a lawsuit. Even if a matter has been repaired, a cautious seller should consider disclosing the previous defect and the repairs completed. In addition, sellers may also give you a Natural Hazards Disclosure Statement. That form contains disclosures about certain flood, earthquake and fire zones. These are often provided by a third party report and the information may depend on the availability of public reports and maps.

Question 5: What is the Transfer Disclosure Statement (TDS)?

Answer: The TDS is a form required by state law which the seller completes (unless exempt) and delivers to a buyer. Among other things, it asks the seller to list the various features of the property and disclose whether or not any of those features are in operating condition. It also allows a seller to state whether the seller is aware of a variety of common issues such as environmental hazards, permits, homeowners' associations and other matters that might affect the property. Some areas have additional local disclosures required by the county or city.

Question 6: What are the seller's obligations regarding the TDS?

Answer: Generally, the seller must complete the TDS and deliver it to the buyer as soon as practicable before the transfer of title. Sellers should thoughtfully and carefully consider each question, to ensure it is answered accurately, erring on the side of more, rather than less disclosure. Some transactions are exempt from this requirement. Agents do not have the obligation to verify statements made by the seller on this form.

Question 7: Does the seller have these same disclosure obligations in an "AS IS" sale?

Answer: Yes. The terminology "AS IS" simply means that the seller will normally not be paying for any repairs to the property. An "AS IS" sale does not exempt a seller from disclosing material information about the property. The seller must still accurately complete a TDS and deliver it to the buyer, unless otherwise exempt, and must still disclose other material facts affecting the value or desirability of the property.

Question 8: Must the seller correct the defects in the property?

Answer: No, the seller does not generally have an obligation to correct defects, known or discovered, unless there is a federal, state or local law requiring correction (e.g., California's smoke detector installation laws), or unless the seller has agreed to do so in the contract. Otherwise, any correction of the defects is a matter of negotiation as part of the purchase contract. This will usually take place during the inspection period of the contract.

Question 9: What are the buyer's responsibilities in the transaction?

Answer: A buyer must take an active role in the transaction. Rather than passively waiting for the seller to volunteer information, a buyer must exercise reasonable care to protect himself or herself including ascertaining those facts which are known to or within the diligent attention and observation of the buyer. All real property and improvements contain defects and conditions which are not readily apparent and which may affect the value or desirability of the property. The buyer should review the TDS with a particular eye to questions answered "unknown" or left unanswered. Keep in mind, the buyer should not rely on the agent to verify any statements by the seller. Because conditions and defects are often difficult to locate and discover, all buyers should obtain independent inspections by appropriate professional to ascertain facts important to him or her. All of this should take place during the inspection period of the contract.

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Question 10: What obligations does a buyer have to investigate facts regarding a property?

Answer: The buyer should request any information important to the buyer that could affect the property's value or desirability to him or her. Some information will be disclosed as a matter of course, but the buyer should also take responsibility to assure that all issues important to him or her are verified and addressed. The contingency period of the purchase contract is the time for the buyer to thoroughly investigate all aspects of the property through questions, outside inspections and reports and the buyer's own diligent inquiry. At the very least, if there is an issue not addressed in disclosure documents or other reports, the buyer should affirmatively raise it. For example, if the buyer is concerned about the future development of raw land in back of the property, the buyer should ask the agent. One way for a buyer to inquire about these issues is to write a list of any such concerns and give the list to his or her agent. The agent may not be the one who has the information, in which case he or she may be able to direct the buyer to a source or the appropriate professional who can provide the information through appropriate inspections by professionals or other means. In the case of raw land, the county has records of who owns the property but may not have the plans for future development. Likewise, even current zoning prohibiting certain kinds of development may change in the future. However, if the buyer never raises the issue, the agent will not know that it needs to be resolved and will assume that the disclosure documents cover the areas of concern to the buyer.

Question 11: What are the agent's disclosure responsibilities in the transaction?

Answer: The agent must disclose material facts which the agent *knows* and are not observable by the buyer. The agent must also conduct a *visual* inspection of the property as set forth in Question 15. In addition, the agreement between the agent and the seller, or agent and the buyer, may define the scope of the agent's duties and responsibilities. Since conditions and defects are often difficult to locate and discover, and since the agent often relies on the statements of the owner of the property, the agent does not guarantee, and in no way assumes responsibility for, the condition of the property. The agent may reflect the results of any *visual* inspection of *accessible* areas in the agent's portion of the TDS, but this does not mean that all defects have been discovered. This is why inspections including those from outside experts, contingencies and other disclosures (such as the TDS), as well as the written agreement between the buyer and seller, are vital.

Question 12: How does a buyer protect him or herself from defects discovered after the close of escrow?

Answer: There are home warranties and other insurance policies available that cover certain types of defects. These are usually purchased separately. However, neither the seller nor the agents involved warrant the condition of the property against defects, which occur or are discovered after the close of escrow, unless they specifically agree in writing. Though the seller and the agents must make certain disclosures, this does not mean that the seller or agents warrant the property to be free from defects or agree to correct defects which occur or are discovered after the close of escrow. Effectively using contingency periods and inspection rights are critical because they enable a buyer to ascertain the condition of the property and negotiate possible solutions to any problems before electing to go forward with the transaction.

INSPECTIONS AND INVESTIGATIONS

Question 13: Since the seller must make disclosures, is it still necessary for the buyer to obtain inspections and investigate the property?

Answer: Yes. Many times the seller does not know about the defect or problem. For example, a seller may not be aware that a repair was done incorrectly and therefore the problem still exists. Alternatively, something that may be unimportant to the seller (i.e., a defect that they have lived with for years) may be an issue for the buyer. The selling agent's visual inspection may also not reveal issues of importance to the buyer. An inspection by an appropriate professional can help the buyer determine the condition of the property and address issues that the buyer deems important. Also, the buyer should communicate, in writing, any issues of significance to his or her agent.

Question 14: Does the buyer have a responsibility to obtain information about the property?

Answer: Yes. A buyer must exercise reasonable care and ascertain facts within his or her diligent attention and observation. A buyer should make careful observations, examine the property and request or otherwise obtain any records important to the buyer. These requests should be made in writing.

Question 15: Does the agent have a responsibility to obtain information about the property?

Answer: The agent who is a listing agent or who acts in cooperation with the listing broker has a statutory responsibility to conduct a careful *visual* inspection of the property itself and disclose the results of the *visual* inspection. The statute, however, does not obligate the agent to inspect inaccessible areas, offsite areas, examine public records, search public records for permits, zoning, sex offender databases, or other requirements or inspect the areas outside of the unit itself of a condominium or planned development.

Question 16: What types of non-physical conditions should the buyer investigate?

Answer: The type and scope of investigation the buyer makes will depend on the specific needs of the buyer. A buyer may have various plans for the property, such as remodeling, renting or other use. Since neither the seller nor the agents involved may know the buyer's intent, the buyer needs to satisfy himself or herself as to these matters. The following are just some of the property's non-physical conditions, which the buyer may wish to address:

- Proximity to fire protection and other governmental services
- Proximity to commercial, industrial, or agricultural activities
- Existing and proposed transportation, construction, and development which may affect noise level (i.e.-airport noise), view, traffic, or odor from any source
- Wild and domestic animals; other nuisances, hazards, or circumstances
- Possible lack of compliance with any governing documents or homeowners' association requirements.
- Adequacy and condition of common areas and facilities of common interest developments (e.g., condominiums)
- Violations of governing documents or of homeowners' association requirements of common interest development
- Information regarding homeowners' associations, including, but not limited to, minutes, financial statements, pending special assessments, claims, and litigation
- Conditions and influences of significance to specific cultures and religions, or to the personal needs, requirements, and preferences of the buyer.
- Proximity of registered sex offenders and other crime related information
- Insurance claims and insurance availability for the property
- Properties subject to historical conservancy or designated as historical landmark that may limit development or modification of the property
- Location in school districts
- Governmental or private oversight that limits use of property
- Noise from airports and flight patterns

Keep in mind that a selling agent's visual inspection duties are generally limited to the physical condition of the property. Since a buyer may have a wide range of concerns, including non-physical aspects of the property, a buyer desiring additional information or investigation of issues should discuss these with the agent and, if the agent consents to inquiring further, should get a written agreement to that effect. Many times, the agent will respond by directing a buyer to the appropriate inspector or consultant.

Question 17: Is the seller required to fix defects that are discovered as a result of any inspection prior to the close of the transaction?

Answer: That will depend on the purchase contract. Unless specifically agreed to in writing, a sale of real estate does not include any warranty as to any system, component, or aspect of the property. Many purchase contracts have a maintenance provision, however, that requires the seller to maintain items such as landscaping during the transaction process. Agents do not warrant the property or its features.

Question 18: Is the seller required to fix defects that are discovered after the transaction closes?

Answer: Generally no. This is why it is so important that buyers follow through with their obligation to investigate the property before completing the transaction. As stated earlier, agents do not warrant the property or its features and a seller does not generally warrant any system, component, or aspect of the property unless he or she specifically agrees to do so in writing. Many purchase contracts have a maintenance provision, however, that requires the seller to maintain items such as landscaping during the transaction process. Defects or problems that occur after the transaction closes are the responsibility of the new owner. Home warranty or maintenance policies can be purchased to cover some items. Homeowners' insurance may also cover certain defects.

Question 19: How should a buyer or seller select a service provider?

Answer: Service providers should be selected based on their qualifications, the scope of their service, satisfaction of previous clients and the price of their service. Keep in mind that if agents provide the buyer or seller names of providers or other professional persons, (1) the agents do not guarantee the performance of any providers, and (2) the buyer and seller are free to select providers other than those referred or recommended by the agents. Some service providers are members of professional trade associations or are regulated by a government agency. A list of such associations and/or governmental agencies overseeing the provider's function is located at the end of this booklet.

Question 20: How do I select a home inspector?

Answer: As with any professional, a buyer will want to check a home inspector's references and ask questions, such as whether the inspector has a contractor's license, carries professional insurance, belongs to a professional trade association and provides written reports. Buyers should find out what items the inspector's report covers to ensure that items important to the buyer will be addressed. The scope of the report and any limitations or disclaimers should also be examined.

The table on the following page contains some information regarding items you may wish to check out further and the appropriate contacts to learn more about these items.

Item	Explanation	Appropriate Professional
GENERAL CONDITION OF THE PROPERTY, IT'S SYSTEMS AND COMPONENTS	Foundation, roof, plumbing, heating, air conditioning, electrical, mechanical, security, pool/spa, other structural and non-structural systems and components, fixtures, built-in appliances, any personal property included in the sale, and energy efficiency of the Property.	Structural engineers are best suited to determine possible design or construction defects, and whether improvements are structurally sound.
SQUARE FOOTAGE, AGE, BOUNDARIES	Square footage, room dimensions, lot size, age of improvements, and boundaries. Any numerical statements regarding these items are APPROXIMATIONS ONLY, and have not been and cannot be verified by Brokers. Fences, hedges, walls, retaining walls, and other natural or constructed barriers or markers do not necessarily identify true Property boundaries.	Professionals such as appraisers, architects, surveyors, or civil engineers are best suited to determine square footage, dimensions and boundaries of the Property.
TOXIC MOLD AND ENVIRONMENTAL HAZARDS	Presence of harmful mold or other environmental hazards. The California Department of Health Services' Environmental Hazards booklet is a good source of information. If needed, specific inspections can be done by request.	Environmental Industrial Hygienists
TERMITES AND OTHER WOOD DESTROYING PESTS	Presence of, or conditions likely to lead to the presence of wood destroying pests and organisms and other infestation or infection.	A registered structural pest control company is best suited to perform these inspections.
SOIL STABILITY	Existence of fill or compacted soil, expansive or contracting soil, susceptibility to slippage, settling or movement, and the adequacy of drainage.	Geotechnical engineers are best suited to determine such conditions, causes, and remedies.
INSURANCE AVAILABILITY	The availability and cost of property insurance	Insurance agents
ROOF	Present condition, age, leaks, and remaining useful life.	Roofing contractors are best suited to determine these conditions
REGISTERED SEX OFFENDER AND OTHER CRIME INFORMATION	The information about the registered sex offender database and other crime information	Local law enforcement authorities
POOL/SPA	Cracks, leaks or operational problems	Pool contractors are best suited to determine these conditions
WASTE DISPOSAL	Type, size, adequacy, capacity and condition of sewer and septic systems and components, connection to sewer, and applicable fees	
WATER AND UTILITIES; WELL SYSTEMS AND COMPONENTS	Water and utility availability, use restrictions, and costs. Water quality, adequacy, condition, and performance of well systems and components.	

CONCLUSION

Selling or purchasing property is an important step in one's life. All parties involved play a role in obtaining the information needed to make informed decisions regarding the property. It is critical that the buyer and the seller actively participate in this process to ensure that their needs are addressed.

The next section of this booklet contains legal duties of the buyer, the seller and the agents as set forth in the California Civil Code. It is important that buyers and sellers communicate with their respective agents if they wish them to perform services in excess of these minimum legal requirements. Any such additional services agreed to by the agents should be documented in a separate written agreement.

Selected California Civil Code Sections

The following California Civil Code sections are a source of responsibilities and duties in a transaction. So that all individuals involved in a transaction are aware of their respective duties, these code sections are reproduced for your reference. It is important that buyers and sellers communicate with their respective agent if they wish him or her to perform more services than the statutory duties set forth below. If additional services are needed, buyers and sellers should request such services of the agent and enter into a separate written agreement for the services. (All references below are to the California Civil Code unless otherwise indicated).

Broker's Duty to Inspect Residential Real Property and Disclose Findings to Prospective Purchaser; Duty to Comply With Standards of Professional Conduct §2079

(a) It is the duty of a real estate broker or salesperson, licensed under Division 4 (commencing with Section 10000) of the Business and Professions Code, to a prospective purchaser of residential real property comprising one to four dwelling units, including a manufactured home as defined in Section 18007 of Health and Safety Code, to conduct a reasonably competent and diligent visual inspection of property offered for sale and to disclose to that prospective purchaser all the facts materially affecting the value or desirability of the property that such an investigation would reveal, if that broker has a written contract with the seller to find or obtain a buyer or is a broker who acts in cooperation with that broker to find and obtain a buyer.

(b) It is the duty of a real estate broker or salesperson licensed under Division 4 (commencing with Section 10000) of the Business and Professions Code to comply with this section and any regulations imposing standards of professional conduct adopted pursuant to Section 10080 of the Business and Professions Code with reference to Section 10176 and 10177 of the Business and Professions Code. Leg. H. 1085 ch. 223, 1994 ch. 339. Note: Was amended again in 1996.

Broker's Standard of Care §2079.2

The standard of care owed by a broker under this article is the degree of care that a reasonably prudent real estate licensee would exercise and is measured by the degree of knowledge through education, experience, and examination, required to obtain a license under Division 4 (commencing with Section 10000) of the Business and Professions Code. Leg. H. 1985 ch. 223.

Inspections of Inaccessible Areas or Unaffected Units Not Required §2079.3

The inspection to be performed pursuant to this article does not include or involve an inspection of areas that are reasonably and normally inaccessible to such an inspection, nor affirmative inspection of areas off the site of the subject property or public records or permits concerning the title or use of the property, and, if the property compromises a unit in a planned development as defined in Section 11003 of the Business and Professions Code, a condominium as defined in Section 783, or a stock cooperative as defined in section 11003.2 of the Business and Professions Code, does not include an inspection of more than the unit offered for sale, if the seller or the broker complies with the provisions of section 1368. Leg. H. 1985 ch. 223, 1994 ch. 330.

Effect of Article on Buyer's Duty to Exercise Reasonable Care §2079.5

Nothing in this article relieves a buyer or prospective buyer of the duty to exercise reasonable care to protect himself or herself, including those facts which are known to or within the diligent attention and observation of the buyer or prospective buyer. Leg. H. 1985 ch. 223.

Consumer Information Booklet -- Compliance With Requirements Relating to Common Environmental Hazards §2079.7

(a) If a consumer information booklet described in Section 10084.1 of the Business and Professions Code is delivered to a transferee in connection with the transfer of real property, including property specified in Section 1102 of the Civil Code, or manufactured housing, as defined in Section 18007 of the Health and Safety Code, a seller or broker is not required to provide additional information concerning, and the information shall be deemed to be adequate to inform the transferee regarding, common environmental hazards, as described in the booklet, that can affect real property.

(b) Notwithstanding subdivision (a), nothing in this section either increases or decreases the duties, if any, of sellers or brokers, including but not limited to, the duties of a seller or broker under this article. Article 1.5 (commencing with Section 1102) of Chapter 2 of Title 4 of Part 4 of Division 2, Section 25359.7 of the Health and Safety Code, or alters the duty of a seller or broker to disclose the existence of known environmental hazards on or affecting the real property. Leg. H. 1989 ch. 969.

Liability of Seller or Broker Regarding Disclosure of Geologic and Seismic Hazards - - Distribution of Booklet §2079.8

(a) If a Homeowner's Guide to Earthquake Safety, described in Section 10149 of the Business and Professions Code is delivered to a transferee in connection with the transfer of real property, including property specified in Section 1102 or under Chapter 7.5 (commencing with Section 2621) of Division 2 of the Public Resources Code, a seller or broker is not required to provide additional information concerning, and the information shall be deemed to be adequate to inform the transferee regarding, geologic and seismic hazards, in general, as described in the guide, that may affect real property and mitigating measures that the transferee or seller might consider.

(b) Notwithstanding subdivision (a), nothing in this section increases or decreases the duties, if any, of sellers or brokers, including but not limited to, the duties of a seller or broker under this article. Article 1.5 (commencing with Section 1102) of Chapter 2 of Title 4 of Part 4 Division 2, or under Chapter 7.5 (commencing with Section 2621) of Division 2 of the Public Resources Code, or alters the duty of a seller or broker to disclose the existence of known hazards on or affecting the real property. Leg. H. 1990 ch. 1499, 1991 ch. 550.

Delivery of Commercial Property Owner's Guide to Earthquake Safety to Transferee - - Additional Information Not Required §2079.9

(a) If a Commercial Property Owner's Guide to Earthquake Safety described in Section 10147 of the Business and Professions Code is delivered to a transferee in connection with the transfer of real property, including property specified in Section 1102 or under Chapter 7.5 (commencing with Section 2621) of Division 2 of the Public Resources Code, a seller or broker is not required to provide additional information concerning, and the information shall be deemed to be adequate to inform the transferee regarding, geologic and seismic hazards, in general, as described in the guide, that may affect real property and mitigating measures that the transferee or seller might consider.

(b) Notwithstanding subdivision (a), nothing in this section increases or decreases the duties, if any, of sellers, their brokers or agents under this article or under Chapter 7.5 (commencing with Section 2621) or Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, or alters the duty of a sellers, agent, or broker to disclose the existence of known hazards on or affecting the real property. Leg. H. 1991 ch. 859.

Duty of Seller or Broker to Disclose Information Regarding Home Energy Ratings - §2079.10

(a) If the information booklet published pursuant to Section 25402.9 of the Public Resources Code, concerning the statewide home energy rating program adopted pursuant to Section 25942 of the Public Resources Code, is delivered to a transferee in connection with the transfer of real property, including, but not limited to, property specified in Section 1102, manufactured homes as defined in Section 18007 of the Health and Safety Code, and property subject to Chapter 7.5 (commencing with Section 2621) of Division 2 of the Public Resources Code, the seller or broker is not required to provide information additional to that contained in the booklet concerning home energy ratings, and the information in the booklet shall be deemed to be adequate to inform the transferee about the existence of a statewide home energy rating program.

(b) Notwithstanding subdivision (a), nothing in this section alters any existing duty of the seller or broker under any other law including, but not limited to, the duties of a seller or broker under this article, Article 1.5 (commencing with section 2621) of Division 2 of the Public resources Code, to disclose information concerning the existence of home energy rating Program affecting the real property. Leg. H1. 1992 ch. 769.

Data Base - Locations of Registered Sex Offenders §2079.10a.

(a) Every lease or rental agreement for residential real property entered into on or after July 1, 1999, and every contract for the sale of residential real property comprised of one to four dwelling units entered into on or after that date, shall contain, in not less than 8-point type, a notice as specified in paragraph (1), (2), or (3).

- (1) A contract entered into by the parties on or after July 1, 1999, and before September 1, 2005, shall contain the following notice:

Notice: The California Department of Justice, sheriffs departments, police departments servicing jurisdictions of 200,000 or more and many other local law enforcement authorities maintain for public access a data base of the locations of persons required to register pursuant to paragraph (1) of subdivision (a) of Section 290.4 of the Penal Code. The database is updated on a quarterly basis and a source of information about the presence of these individuals in any neighborhood. The Department of Justice also maintains a Sex Offender Identification Line through which inquiries about individuals may be made. This is a "900" telephone service. Callers must have specific information about individuals they are checking. Information regarding neighborhoods is not available through the "900" telephone service.

- (2) A contract entered into by the parties on or after September 1, 2005, and before April 1, 2006, shall contain either

- (3) A contract entered into by the parties on or after April 1, 2006, shall contain the following notice:

Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides. (b) Subject to subdivision (c), upon delivery of the notice to the lessee or transferee of the real property, the lessor, seller, or broker is not required to provide information in addition to that contained in the notice regarding the proximity of registered sex offenders. The information in the notice shall be deemed to be adequate to inform the lessee or transferee about the existence of a statewide database of the locations of registered sex offenders and information from the database regarding those locations. The information in the notice shall not give rise to any cause of action against the disclosing party by a registered sex offender.

(c) Notwithstanding subdivisions (a) and (b), nothing in this section shall alter any existing duty of the lessor, seller, or broker under any other statute or decisional law including, but not limited to, the duties of a lessor, seller, or broker under this article, or the duties of a seller or broker under Article 1.5 (commencing with Section 1102) of Chapter 2 of Title 4 of Part 4 of Division 2.

Note: became effective October 7, 2005.

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Professional Associations and Governmental Agencies

Note: Information about the following organizations was correct at the date of publication, but is subject to change.

<p>American Society of Home Inspectors 932 Lee Street, Suite 101 Des Plaines, IL 60016 800-743-2744 www.ashi.org</p>	<p>American Council of Engineering Companies 1303 J Street, Suite 450 Sacramento, CA 95814 916-441-7991 www.celsoc.org</p>
<p>Association of California Water Agencies 910 K. Street, Suite 100 Sacramento, CA 95814 916-441-4545 www.acwa.com</p>	<p>California Water Association 12510 Fall Creek Lane Cerritos, CA 90703 562-404-1993 www.calwaterassn.com</p>
<p>Association of Environmental and Engineering Geologists PO Box 460518 Denver, CO 80246 303-757-2926 www.aegweb.org</p>	<p>California Municipal Utilities Association 915 L Street, Ste 1460 Sacramento, CA 95814 916-326-5800 www.cmua.org</p>
<p>Association of Environmental Professionals 1333 36th Street Sacramento, CA 95816 916-737-2371 www.califaep.org</p>	<p>California Mutual Water Companies Association</p>
<p>California Real Estate Inspection Association 1445 N. Sunrise Way, Ste 101 Palm Springs, CA 92262 760-318-2115 or 800-848-7342 www.creia.com</p>	<p>Engineering and Utility Contractors Association 17 Crow Canyon Court, Suite 100 San Ramon, CA 94583 925-855-7900 www.euca.com</p>
<p>California Office of Real Estate Appraisers 1102 Q Street, Ste 4100 Sacramento, CA 95814 916-552-9000 www.orea.ca.gov</p>	<p>Institute of Electrical and Electronic Engineers 1828 L. Street, N.W., Suite 1202 Washington, D.C. 20036 202-785-0017 www.ieee.org</p>
<p>California Department of Health Services Childhood Lead Poisoning Prevention Program 850 Marina Bay Parkway Building P, Third Floor Richmond, CA 94804 510-620-5600 www.dhs.ca.gov/childlead/html</p>	<p>California Lead Related Construction Program (800) 597-5323</p>

<p>California Land Surveyors Association P.O. Box 9098 Santa Rose, CA 95405 707-578-6016 www.californiasurveyors.org</p>	<p>National Lead Information Center 422 S. Clinton Ave Rochester, NY 14620 (800) 424-5323 www.epa.gov/lead/pubs/nlic.html</p>
<p>U.S. Department of Housing and Urban Development Lead Based Paint Hazard Control Program 451 7th Street, SW Washington, DC 20410 202-708-1112 www.hud.gov/offices/lead/leadpboff.cfm</p>	<p>U.S. Environmental Protection Agency Public Information Center 12000 Pennsylvania Ave, N.W. Washington, DC 20460 202-272-0167 www.epa.gov</p>
<p>California Energy Commission Media and Public Communications Office 1516 Ninth Street, MS-29 Sacramento, CA 95814 800-722-3300 or 916-654-4989 www.energy.ca.gov/newsroom/index.html</p>	<p>U.S. Consumer Product Safety Commission (general information) 4330 East West Highway Bethesda, MD 20814 800-638-2772 or 301-504-7923 www.cpsc.gov (links to specific recall/defective product/class action information)</p>

Local Association of REALTORS®

Only members of the local Association of REALTORS® have agreed to abide by the Code of Ethics and subject themselves to peer review. To find out if your real estate professional is a REALTOR®, and to which local Association he or she belongs, contact the Membership Department of C.A.R. Issues about nonmembers should be referred to the Department of Real Estate which oversees all California licensed brokers and salespersons. Ethics complaints are handled by the local Associations of REALTORS®.

Note: Information about the above organizations was correct at the date of publication, but is subject to change.