



City of Carson
Residential Property Report Ordinance
Division of Building and Safety
701 E. Carson Street, Carson, CA 90745
(310) 952-1766

GENERAL INFORMATION

City of Carson Ordinance Number 99-1155, effective July 1, 1999, requires that a Residential Property Report (RPR) be obtained from the City before the sale, exchange, or transfer of previously occupied residential property. The report is based on an inspection that must be performed by the city's Building and Safety Division before the property is transferred. The report protects both the buyer and seller and allows the City to verify that residential buildings meet certain zoning and building code requirements at time of sale.

Violations identified by the RPR inspection must be corrected by the seller. The ordinance does not allow for any waivers or other forms of private party agreements to circumvent the ordinance requirements. Properties being sold "as is" must comply with the ordinance as well. On October 4, 2005, City Council unanimously voted to perform a title recording on all residential properties advising of the requirement to obtain a RPR prior to the sale or transfer of residential property in the City. Therefore, title cannot clear until the RPR is obtained and a release authorization letter is provided by the Building and Safety Division.

Please note, on February 19, 2013, the City Council passed the Foreclosure Registration Ordinance (Ordinance No. 13-1510) which amended RPR Ordinance No. 99-1155 (Article V, Chapter 9 of the Carson Municipal Code). The Foreclosure Registration Program was established to be a mechanism that protects neighborhoods from blight resulting from the foreclosure crisis and unmaintained properties.

APPLICATION

The seller or the seller's representative (the applicant) must fill out an application form and an application fee must be paid at the time the application is submitted to the Building and Safety Division. The application has a statement that authorizes the inspector to enter the property to make the inspection which the applicant must sign. Prospective buyers of property may not submit applications. If the applicant is not the resident of the property, arrangements should be made with the resident before the inspection is scheduled. The inspector will not inspect without the occupant's consent.

Please note, all real estate agents or brokers doing business in Carson must secure a Carson Business License per Section 6310 of the Carson Municipal Code.

THE INSPECTION

Once arrangements have been made with the resident(s), the applicant should contact the Building and Safety Division staff at (310) 952-1766 between 7:00 AM – 6:00 PM, Monday through Thursday, to schedule the inspection. Inspections will be conducted during regular inspection hours, generally between 9:00 AM – 5:00 PM, Monday through Thursday. The applicant must call the inspector the day of the scheduled inspection between 7:00 – 8:30 AM to confirm the appointment and receive a time window for the inspection, if available. Should violations be found, a correction list is provided by the building inspector and are the responsibility of the property owner (seller) to correct. Applicants are highly encouraged to be present at the inspection to better understand any necessary corrections. Additional fees will be charged for additional inspections due to the need to clarify the correction list because the applicant or authorized representative was not present at the initial inspection.

inspections conducted in conjunction with the preparation of a residential property report shall be limited to the exterior areas of the subject property and to the interior areas of attached garages and/or accessory buildings such as detached garages, laundry rooms and storage sheds. If the inspector has reasonable cause to believe that a main dwelling unit has been illegally subdivided, then an interior inspection of such

building shall be conducted. Interior inspections also shall be conducted as necessary to determine whether portions of the building were constructed with the proper permits and whether window security bars are equipped with a proper release mechanism. If the applicant refuses to consent to an inspection, or frustrates an inspection for which consent was given, then the inspection shall be conducted pursuant to an inspection warrant as required by law.

It should be noted that the inspection is limited in scope. It is not intended to evaluate the condition of any particular building element. For example, the inspection would not detect a roof that leaks and require the leak to be fixed. Buyers should exercise caution in purchasing property and it is highly recommended that a private inspector be hired to conduct a detailed report.

THE CORRECTION LIST

Should code violations be found at the property, a correction list is provided to the applicant. It is the responsibility of the seller to correct violations identified by the inspector prior to transfer. If unpermitted construction has been found, one of the requirements will be that the owner obtains the required permits and inspections to determine that the work complies with applicable codes.

Otherwise, when noted violations have been corrected, the applicant should make arrangements for a reinspection. Due to the nature of some code violations, additional corrections may be required upon reinspection. When all conditions have been satisfied, the inspector will issue a RPR release authorization to the applicant to allow title to transfer.

THE RESIDENTIAL PROPERTY REPORT (RPR)

Following the inspection, or reinspection in cases where violations were found and a correction list was issued, the inspector will prepare the RPR release authorization if all requirements have been met. The RPR release authorization will be made available to the applicant within ten working days of the inspection. The applicant must provide the buyer with a copy of the RPR and the owner must submit the "Proof of Delivery" acknowledgement letter to the City that the RPR was provided to the buyer within ten business days of transfer of title or conveyance of ownership. In cases where a Property Remediation Agreement is done, the RPR will be included as an attachment to the agreement.

LIST OF COMMON EXEMPTIONS (complete list can be found on city's website: ci.carson.ca.us)

- The first sale of a residential building or condominium located in a subdivision whose final map has been approved and recorded in accordance with the Subdivision Map Act within two years of such sale.
- Mobile homes in mobile home parks, trailers and apartment houses occupying land on a month-to-month rental or annual lease agreement where land sales are not involved and the use is in compliance with the City's rules and regulations.
- ✓ ▪ Transfers by court order, a fiduciary in the course of the administration of a guardianship, conservatorship or trust.
- Transfers between co-owners.
- Transfers between spouses resulting from a marriage dissolution decree, a legal separation decree or from a property settlement incidental to such decree.
- Transfers solely for the purpose of refinancing existing debt secured by the residential real property.
- Transfers into a family trust or living trust where the owner is the beneficiary or trustee of the trust.