



FOR IMMEDIATE RELEASE  
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# City of San Diego Simplifies Plumbing Requirements for Property Owners

## WATER CONSERVATION CERTIFICATE NO LONGER REQUIRED WHEN SELLING PROPERTY

SAN DIEGO – The City of San Diego no longer requires property owners to file a Water Conservation Certificate when selling their property, simplifying plumbing requirements while ensuring consistency with state legislation.

The City Council approved the change to the Municipal Code which went into effect on Feb. 27, 2022.

**“The City regularly reviews processes to streamline experiences for San Diegans, and it’s been determined that the Water Conservation Certificate is no longer needed,”** said Juan Guerreiro, interim Director of the City’s Public Utilities Department. **“This change removes a hurdle for property owners and makes it easier for them to do business in San Diego, while upholding our commitment to water conservation.”**

In 1992, the City developed several permanent water conservation provisions which were more stringent than industry standards at the time. The provisions were added to the Municipal Code and required property owners to remove non-conserving water devices and install ultra-low flow toilets and other low-flow fixtures in all new construction or permitted remodels. The City also required property owners to submit compliance disclosure information upon the sale of a property. The City determined that review and enforcement of a Water Conservation Certificate is no longer necessary nor legally required.

The City would like to remind customers that the state of California approved Senate Bill 407 in 2009 and requires any owners of residential single-family, multi-family properties and commercial properties to replace all non-compliant plumbing fixtures with water-conserving plumbing fixtures. SB 407 requires the disclosure of non-compliant fixtures between the seller and buyer at the time of property transfer. This requirement can typically be disclosed on a Real Estate Transfer Disclosure Statement and can be found on the California Association of Realtors website at [www.CAR.org](http://www.CAR.org).

City Public Utilities staff reached out to industry stakeholders, including escrow and real estate associations, and is notifying the public regarding the ordinance change. For more information, visit the [City’s website](#).

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