

Water Conservation Certificate

San Diego Municipal Code (SDMC) Section 147.04

Other Water Conserving Plumbing Standards

Regulations to Retrofit Plumbing Fixtures upon Change of Ownership

- ▶ The seller/transferor is responsible for the filing of this Certificate.
- ▶ See page 2 for instructions for when buyer/transferee agrees to retrofit the property.
- ▶ To verify if a Certificate has already been filed by a previous owner, please call (619) 533-7485 or verify the information on-line at: sdmc@sandiego.gov/verifycert or e-mail sdmc@sandiego.gov
- ▶ Please complete all sections of this Certificate. Incomplete and illegible certificates will be returned.

For Staff Use Only

Certificate No. _____

Date _____

1. **Property Address Information:** Parcel Number _____ Year Built: _____

Property Address _____

Apt./Unit # _____

City _____

State _____

Zip Code _____

Type of Property (Choose One) Single-Family Condominium Duplex/triplex Multi-Family(4 or more units)

Mobile Home Combined Commercial/Residential Commercial/Industrial

2. Plumbing Fixtures in the Property, in Compliance with SDMC 147.04 Requirements:

Number of Bathrooms in the Property ⇨		Number of Showerheads that emit 2.5 gpm or less⇨	
Number of ULFTs - 1.6 gpf or less ⇨ (ULFT = Ultra-Low-Flush Toilet)		Number of Sink Faucets that emit 2.2 gpm or less⇨ (Include kitchen, bathroom, and bar sink faucets)	
Number of 3.5 gpf Toilets ⇨ (Toilets manufactured to use more than 3.5 gpf must be retrofitted with HETs – 1.28 gpf or less)		Number of Reverse Osmosis System(s) equipped with shut-off valves ⇨	
Number of 1.0 gpf or waterless Urinals ⇨ (Urinals manufactured to use more than 1.0 gpf must be retrofitted)		Number of Fixtures exempt ⇨ (Prior Approval required. Please call (619) 533-7485)	

Abbreviations: gpf = gallons per flush ◆ gpm = gallons per minute ◆ ULFT=Ultra-Low-Flush Toilet ◆ HET=High-Efficiency Toilet

3. Certification - Required

By signing below, I certify under penalty of perjury, that all plumbing fixtures in the above mentioned property are in compliance with SDMC Section 147.04. I understand that a \$10 filing fee along with this page must be filed with the City of San Diego Public Utilities Department prior to close of escrow, or within 120 days following the close of escrow only when the buyer/transferee has accepted the retrofit responsibility and the seller/transferor has submitted a completed Transfer of Responsibility to Retrofit Certificate (see page 2 for more information).

Seller/Transferor _____

Property Owner Name (Print) _____ Signature (Required) _____ Telephone _____ Date _____

Applicant/Agent Name (Print) _____ Signature _____ Telephone _____ Date _____

Please attach copy of Power of Attorney if agent is acting on behalf of the Seller/Transferor.

Seller/Transferor Forwarding Address: _____

4. Buyer/Transferee Acknowledgment - Required

I acknowledge that I am aware of, and understand, the Seller/Transferor retrofit requirements of SDMC Section 147.04.

Buyer/Transferee Name (Print) _____ Signature (Required) _____ Telephone _____ Date _____

Buyer/Transferee Mailing Address: _____

Please include a \$10 check or money order payable to the "City Treasurer." Mail completed certificate and payment to:

City of San Diego Water Conservation Program
525 B Street, Suite 300
San Diego, CA 92101-4409

**Page 2 – Plumbing Fixture Requirements for San Diego's Municipal Code Section 147.04,
Regulations to Retrofit upon Change of Ownership**

Plumbing Fixture	Max. Flow Rate	SDMC 147.04 Plumbing Fixture and Flow Rate Information
Toilet(s)	3.5gpf or 1.6 gpf or less gpf	Upon re-sale of a property, toilets manufactured to use more than 3.5 gpf, must be replaced with ULFT(1.6 gpf or less toilets) prior to the change in property ownership. The use of displacement devices such as bottles or bricks, or the installation/adjustment of flush valves or alternative flushing devices is prohibited.
Showerhead(s)	2.5 gpm	Flow restrictors are not acceptable. The entire showerhead must be replaced with a low-flow unit.
Sink Faucet(s)	2.2 gpm	Faucet aerators may be installed to reduce the flow rate to a maximum of 2.2 gpm.
Urinal(s)	1.0 gpf	Urinals manufactured to use more than 1 gpf must be replaced.
Reverse Osmosis System(s)		Residential Reverse Osmosis systems must be equipped with a shut-off valve.
Abbreviations		gpf = gallons per flush ULFT =Ultra-Low-Flush Toilet (1.6 gpf) gpm = gallons per minute HET =High Efficiency Toilet (1.28 gpf or less)

Frequently Asked Questions

Are all buildings affected by this Ordinance?	Yes. All buildings that receive water service from the City of San Diego, must be certified as having water-conserving plumbing fixtures in place prior to a change in ownership or if the bathroom is altered. Note: Customers who receive water service from California American or other water districts in the county are not affected by this City of San Diego Code requirement. Please check with the individual agencies for their requirements.
Who is responsible for retrofitting the property and filing a Certificate?	The seller/transferor is responsible for ensuring that the property is in compliance and for filing a Water Conservation Certificate with the City prior to the change in ownership. The buyer/transferee's signature is required to acknowledge awareness and understanding of the requirements of SDMC 147.04. Note: The filing of a Water Conservation Certificate is not necessary if the property already has a valid certificate on file with the City. To verify if a valid Certificate is already on file, please call (619) 533-7485 or verify certificate information on-line at: sdmc.sandiego.gov/verifycert or e-mail sdmc@sandiego.gov
Can the buyer assume the retrofit responsibility?	Yes. The seller/transferor and buyer/transferee may mutually agree to transfer the retrofit responsibility to the buyer or to have the retrofit paid for from the proceeds of sale. In such cases the seller/transferor must submit a Transfer of Responsibility to Retrofit Certificate (sandiego.gov/water/pdf/trrc.pdf) signed by both parties prior to close of escrow. For more information about these options, please call the Water Conservation Hotline at (619) 533-7485 or visit the official web site at: sandiego.gov/water/conservation/selling.shtml .
Are there any exemptions?	Yes. *Exemptions may be granted by the City in the following situations: <ul style="list-style-type: none"> Local, state, and/or federally identified historical buildings with authentic plumbing fixtures and if an historically accurate water-conserving plumbing fixture is not available; When a retrofit requires modifications to the plumbing system beneath a finished wall or surface; When the unique configuration of a building's drainage system or portions of the public sewer, or both, require a greater quantity of water to flush the system in a manner consistent with public health standards. Note: Seller/Transferor must submit proof that such a condition exists prior to exemption.
Are there any property transfers that are not affected by SDMC 147.04 requirements?	Yes. If a property changes ownership as a result of any of the following circumstances: <ul style="list-style-type: none"> Court Order - including, but not limited to an order by a probate court in the administration of an estate; Foreclosure - voluntary and involuntary bankruptcy;* The administration of a decedent's estate, guardianship, conservatorship, or trust;* The exercise of eminent domain; One title co-owner of a real property transferring, selling, or exchanging with one or more other title co-owner(s); A transfer without consideration, from one family member to another family member; or A decree of dissolution of marriage, legal separation, or a property settlement agreement incidental to such a decree. * Note: Any subsequent change in property ownership is subject to SDMC Section 147.04 requirements, i.e. a bank selling a foreclosed property, or a trust or estate administrator selling a decedent's estate.
Is a plumbing permit required to replace plumbing fixtures?	Installation of a water-conserving plumbing fixture in any single dwelling unit or in any multiple dwellings with eight (8) or fewer units, shall not require a plumbing permit unless the alteration requires the replacement of a drainage, fixture, waste, vent, or supply-plumbing pipes. Plumbing permits and additional permit information may be obtained by calling the City of San Diego Development Services Department, Permit Services at (619) 446-5000 or web site: http://www.sandiego.gov/development-services/
Are rebates available?	Please check the web site at: http://www.sandiego.gov/water/conservation/residentialoutdoor/index.shtml or call (619) 533-7485.
Is there a filing fee?	Yes. There is a \$10 filing fee. Please make check or money order payable to "City Treasurer."
Where can I get more information?	sandiego.gov/water/conservation/selling.shtml or call (619) 533-7485 or e-mail sdmc@sandiego.gov .