CITY OF SEASIDE

REAL PROPERTY DISCLOSURE REPORT

Application Fee: $129

A Real Property Disclosure Report is required to be completed prior to the sale of real property in the City of Seaside (Seaside Municipal Code Section 2.50.010). The purpose of the Report is to provide limited information to the prospective buyer(s) regarding the property regarding planning and building regulations. **Please note, this is not a home inspection report.** The Report is intended to be provided by the seller(s) to the prospective buyer(s) before a sale is completed. The information contained in the report provides limited information including: the approved use of record of the property according to City of Seaside and Monterey County Assessor's Office records, current zoning and general plan designations, any proposed specific plans, and whether structures on the site are conforming or nonconforming with respect to City zoning code standards.

Property Street Address: _____ Assessor's Parcel Number: _____

Current Property Owner of Record / Seller(s) Contact Information

Name: _____
Please print

Mailing Address: _____
Please print

Contact: Office: _____ Fax: _____

Cell: _____ Email: _____

Real Estate Agent Contact Information (if applicable)

Name: _____
Please print

Real Estate Firm: _____
Please print

Mailing Address: _____
Please print

Telephone: Office: _____ Fax: _____

Cell: _____ Email: _____

☐ Seaside Business License verified by _____ (City staff)
Note: Real Estate Agents doing business in Seaside are required to have a current City business license.

Report Pick-up Information

When the report is completed, please contact: _____

How should report be sent (select one): ☐ Mail ☐ Fax ☐ Pick-up ☐ Email _____

Best day and time to contact upon completion: _____

To be Completed by Staff

Date received: _____ Receipt No.: _____ Report No.: _____

Accepted by: _____ Planning Staff: _____ Building Staff: _____

Property Owner/Authorized Agent Statement

For the purpose of this Real Property Disclosure Report, I agree to defend, indemnify, and hold harmless the City of Seaside, its officers, agents, and employees from any and all claims and liability for personal injury, including death and property claims, including property damage caused by, arising out of, or in any way connected with the issuance of this permit. I hereby certify that I am the property owner or am authorized to act on the property owner's behalf. I hereby affirm under penalty of perjury that the information I have given is true.

Owner/Agent Signature: _____ Date: _____

Owner/Agent: _____
Please print

I *(owner/authorized agent)* do hereby certify that smoke detectors have been installed in accordance with S.M.C. Section 15.22 and the property (including all interior and exterior plumbing fixtures) is in compliance with the City's Water Conservation Ordinance in accordance with S.M.C. Section 13.18.080. *Compliance is required with the above provisions prior to conducting the field inspection and/or processing the Real Property Disclosure Report*

Owner/Agent Signature: _____ Date: _____

Owner/Agent: _____
Please print

Please contact the City with any questions you may have:

CITY OF SEASIDE
RESOURCE MANAGEMENT SERVICES DEPARTMENT
SEASIDE CITY HALL
440 HARCOURT AVENUE
SEASIDE, CALIFORNIA 93955
(831) 899-6737
FAX (831) 899-6211
www.ci.seaside.ca.us

PLANNING DIVISION

To be completed by Planning Division staff – checked boxes apply to the subject property

Current Land Use Designations

The following land use designations and plans apply to the subject property.

General Plan Designation: _____

Zoning District: _____

Specific Plan Area *(if applicable)*: _____

Use of record

Land use is defined as the purpose for which land or a structure is designed, arranged, intended, occupied, or maintained (Seaside Municipal Code Chapter 17.70).

The use of record for this property is: _____

☐ The existing use of the property is conforming (i.e., the use of the property is allowed in the underlying zoning district for the subject property)

☐ The existing use of the property is non-conforming.

A non-conforming use is defined as a use of land that was legally established and maintained prior to the adoption or amendment of the current Zoning Code but does not conform to the allowed land uses for the applicable zoning district in the current Zoning Code. (See Seaside Municipal Code Chapter 17.62 for further information regarding non-conforming uses)

The existing land use is non-conforming because: _____

_____

_____

_____

☐ The use of the property has not been legally established and must be discontinued.

Please note: A property with a converted garage, addition(s), or modification(s) must have evidence of a finalized building permit and/or certification from the City in order to establish that the conversion, addition(s), and/or modification(s) was legally established. Without required permits the work cannot be legally established. Failure to obtain required permits and approvals will require removal of the modifications in question prior to further construction on the property.

***** Information regarding site standards such as setbacks, lot coverage, floor area, height, and parking requirements are available on-line on the City's web site at www.ci.seaside.ca.us under the Planning Division page of the Resources Management Services Department. You may also contact the Planning Division at (831) 899-6737 with any questions.

BUILDING DIVISION

To be completed by Building Division staff

Building Permit History

The following building permits have been issued for the property.

Building Permit No.	Date Issued	Description	Date Finaled	Not Finaled

Comments _____

_____

_____

Other Information

In addition to Zoning and Building Code information, there are additional requirements that apply to the sale of residential property in Seaside.

1. Seaside Municipal Code Section 15.22 requires installation of smoke detectors in all bedrooms and in hallways or rooms adjacent to bedrooms prior to any sale of any residential property within the City. **Please note: installation of operable smoke detectors is the responsibility of the seller of residential property.** The compliance statement is required to be signed by the owner/agent.
2. Seaside Municipal Code Section 13.18.080 requires the seller to show proof of compliance to the City's Water Conservation Ordinance prior to the close of escrow. The seller shall provide written proof of compliance signed by the property owner and submitted to the City's Chief Building Official for review and approval.
3. For properties within the jurisdiction of the Monterey Peninsula Water Management District, inspection is required for change of property ownership. Please contact the Monterey Peninsula Water Management District for information regarding this requirement.

ADDITIONAL NOTES

1. This Real Property Disclosure Report provides certain information regarding this property. **The Report is not a home inspection report.** Should the Inspector observe violations or health/safety hazards, the City will proceed to gain compliance with all applicable laws.
2. Information contained in this report is considered to be correct as of the date of the report. Zoning and Building Code regulations are subject to change.
3. Errors or omissions in the Report shall not estop the City from abating any defects on the property by legal action against the seller, buyer, or any subsequent owner, heir, or assigns in interest. This report is not a home inspection report and does not review, consider, evaluate or guarantee the structural stability of any structure on the property. Property owners are responsible for maintaining structures that comply with required codes and ordinances.