



CITY OF SAN MARINO

PROCEDURES FOR RESIDENTIAL COMPLIANCE

Before a residential building within the City of San Marino is sold the property owner is responsible for filing an application for a "Compliance Certificate" with the City.

The following procedures are needed to obtain a Certificate:

1. A processing fee of \$65.00 payable to the City of San Marino is due upon the submittal of all Compliance Certificate Applications. **IMPORTANT: PLEASE ALLOW 10 BUSINESS DAYS FOR THE CITY TO REVIEW YOUR APPLICATION AND RESPOND ACCORDINGLY.**
2. An application package may be obtained from the City's Planning and Building Department. The package includes a list of individuals and firms authorized to conduct the required inspection.
3. The property owner has an inspection made of the property using an individual or firm from the list provided. The cost for the inspection is a matter between the property owner and the inspector. The inspection report, along with the drawings and all other application forms, must be filed with the City within thirty (30) days from the date of the inspection. Drawings must be submitted with the application showing the parcel, a North arrow, and location of all buildings on the property and a floor plan indicating the approximate dimensions of each room on each floor of all buildings. Drawings must be on 11" x 17" sheets of paper.
4. The Planning and Building Director determines if there are any violations of the City Codes indicated on the inspection form.
5. If there are violations, the Planning and Building Director will indicate the violations and the required corrective actions in writing to the property owner. The owner has six (6) months from the date of the letter in which to make the required corrections.
6. If there are no violations, or after corrective action has been completed, a "Certificate of Compliance" will be issued to the property owner.

Certificates issued by the City will be valid for a period of two (2) years from the date of the certificate, or until the property is sold; whichever is sooner. New houses offered for sale less than two (2) years from the final inspection date are exempt from filing an application for Compliance Certificate.

For additional information please contact San Marino City Hall at (626) 300-0711.



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Article 02

RESIDENTIAL COMPLIANCE CERTIFICATE

SECTION:

24.02.01: CERTIFICATE REQUIRED:

24.02.02: FILING OF CERTIFICATE APPLICATION:

24.02.03: PREPARATION OF DRAWINGS:

24.02.04: INSPECTION REQUIRED:

24.02.05: INSPECTORS:

24.02.06: COMPLIANCE WITH CODE:

24.02.07: CORRECTION OF VIOLATIONS:

24.02.08: ISSUANCE OF CERTIFICATE; CONTENTS:

24.02.09: FEES:

24.02.10: VIOLATIONS:

24.02.11: NO RELIANCE:

24.02.01: CERTIFICATE REQUIRED:

No person, owner or agent shall sell any residential building which is vacated by the occupant thereof to be reoccupied until the owner has filed an application for a residential compliance certificate, caused an inspection required by section [24.02.04](#) of this article to be performed and submitted a report of said inspection to the planning and building director.

Nothing herein shall require an owner or agent to apply for a residential compliance certificate or cause the inspection to be performed prior to offering property for sale. (Ord. 0-08-1203, 5-14-2008)

24.02.02: FILING OF CERTIFICATE APPLICATION:

The owner shall file an application for a residential compliance certificate with the city, prior to the sale of a residential building on a form to be provided by the planning and building director. The certificate application shall contain not less than the following:

- A. The street address of the property.
- B. A listing of the number of structures on the property and whether the garage is attached or detached.
- C. A listing of all rooms on each floor of the residential building.
- D. The owner's statement that he/she will cause an inspection of the property to be performed within thirty (30) days as required by section [24.02.04](#) of this article.
- E. The signature of the owner and the date.



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- F. A "required notification form" signed by both the selling agent and buyer. (An additional 45 days after the filing of the application shall be granted to submit this form. The failure to do so shall void any previous issuance of a residential compliance certificate.) (Ord. 0- 08-1203, 5-14-2008)

24.02.03: PREPARATION OF DRAWINGS:

An owner filing a certificate application pursuant to this article shall submit a plot plan of the parcel showing the placement of all buildings on the property. The owner shall also submit floor plans showing the approximate dimensions, and the name of each room, on each floor of all buildings. Said drawings shall be original drawings and not copies or duplications of any previous plan(s).

The submittal of said drawings shall be a requirement for filing the residential compliance certificate application. All drawings so submitted shall not become public records. (Ord. 0-08-1203, 5-14-2008)

24.02.04: INSPECTION REQUIRED:

An inspection of the residential property shall be required prior to the issuance of a residential compliance certificate. Said inspection shall be performed by an inspector selected by the owner or the owner's agent from the list provided for in section [24.02.05](#) of this article.

Said inspection shall be limited to determination of the following:

- A. Conversion of a garage to a use other than storage of vehicles without having provided other legal garage space.
- B. Existence of more kitchens or bedrooms than permitted by code.
- C. Visible violations of those sections of health, plumbing, electrical or building codes set forth by resolution of the council [1](#).

The inspector shall issue a written and signed inspection report to the planning and building director indicating evidence of any aforementioned items. (Ord. 944, 1-10-1990; amd. 1994 Code)

24.02.05: INSPECTORS:

The city shall make available a list of persons authorized to conduct the compliance inspection required in section [24.02.04](#) of this article.

Any person may make application to the city to be included on the list of authorized inspectors. Said application shall be on a form provided by the city. The planning and building director shall approve those persons to be included on the list based on criteria developed by the planning and building director. (Ord. 0-08-1203, 5-14-2008)



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24.02.06: COMPLIANCE WITH CODE:

The city planning and building director shall determine if any of the items identified on the inspection report provided for in section [24.02.04](#) of this article are violations of this code. The planning and building director shall submit all violations and the required corrective actions to the owner in writing. (Ord. 944, 1-10-1990)

24.02.07: CORRECTION OF VIOLATIONS:

The owner shall cause all violations identified in section [24.02.06](#) of this article to be corrected within six (6) months of receiving notification from the planning and building director or which may be extended by the city for good cause. The owner shall pay for and obtain all necessary permits and comply with any other city procedures and pay any fines required by this code prior to taking action to correct the violations.

Should the property be sold prior to correction of the violations and issuance of the residential compliance certificate, the owner of record at the time of the inspection and the owner's agent shall provide the new owner with a copy of the notice of violations prior to said sale. The new owner shall correct the violations in the time required herein.

Should an owner sell property without filing an application causing the inspection to be performed or providing a copy of the notice of violations to the new owner, the city shall inform the new owner of the prior owner's failure to comply with this article. The new owner shall file an application for a residential compliance certificate within thirty (30) days of receipt of the notice and cause the inspection to be performed within the time limit provided for in the application. If the new owner fails to submit the application or cause the inspection to be performed, the city shall obtain an inspection warrant pursuant to section 1822.50 et seq., of the California Code of Civil Procedures and perform the inspection required by section [24.02.04](#) of this article. The new owner shall correct the violations, if any, within six (6) months of receipt from the city of a report of violations. The city would thereupon issue a residential compliance certificate. (Ord. 0-08-1203, 5-14-2008)

24.02.08: ISSUANCE OF CERTIFICATE; CONTENTS:

The planning and building director shall issue a residential compliance certificate if no violations were found pursuant to section [24.02.04](#) of this article, or if required corrections were performed pursuant to section [24.02.07](#) of this article. Said certificate shall contain the following:

- A. The street address of the property.
- B. The date on which the certificate is issued.
- C. The signature of the planning and building director.

Certificates issued by the city shall be valid for a period of two (2) years from the date of issue or until the property is sold, provided; that no changes have been made to the property. (Ord. 944, 1-10-1990)

24.02.09: FEES:

An application fee shall be paid at the time of application submittal. The fee amount shall be established by city council resolution. (Ord. 0-08-1203, 5-14-2008)



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24.02.10: VIOLATIONS:

Any person violating any provision of this article shall be guilty of a misdemeanor unless the violation is prosecuted as an infraction, as determined by the city prosecutor.

Any inspector on the list provided for in section [24.02.05](#) of this article who fails to report violations of the items contained in section [24.02.04](#) of this article shall be removed from said list and shall be ineligible for consideration to be reinstated to said list for a period of three (3) years. (Ord. 944, 1-10-1990; amd. 1994 Code; Ord. 097-1114, 10-8-1997)

24.02.11: NO RELIANCE:

Issuance of a residential compliance certificate shall not be used or relied upon by any person including, but not limited to, any owner, tenant, buyer, agent or occupant, for any of the following:

- A. As evidence or proof that the improvements or any portion thereof comply with any building, safety, zoning or other laws or ordinances.
- B. To meet any of the disclosure obligations of the laws of the state with respect to the construction, use, occupancy or transfer of real property, including, but not limited to, the provisions of article 1.5, chapter 2, title 4, part 4 of division 2 of the California Civil Code (section 1102 et seq.).
- C. As evidence or proof that the property or structures are safe or free from hazards or code violations.
- D. As evidence or proof in connection with any claims or actions against the city for failure to identify violations.
- E. As a defense to a challenge by the city or any person to the legality of any construction or use of property.
- F. To prevent enforcement of other provisions of this code or state law. (Ord. 944, 1-10-1990; amd. Ord. 097-1114, 10-8-1997)



CITY OF SAN MARINO COMPLIANCE VERIFICATION

LIST OF APPROVED INSPECTORS

The following inspectors (listed alphabetically) have been deemed eligible by the City of San Marino to perform residential inspections in accordance with City Ordinance No. 944 regarding Compliance Verification. The City does not represent that those listed **are, or are not,** qualified to perform the comprehensive home inspections typically requested by potential buyers.

Earle Alford
EWA HOME INSPECTIONS
1135 West Huntington Drive, Suite 206
Arcadia, CA 91007
(626) 445-3212
ewainspects@gmail.com

Dean R. Price
FOOTHILL BUILDING INSPECTION SERVICE
745 Marengo Avenue
Pasadena, CA 91101
(626) 449-2437
foothillbldg@sbcglobal.net

Ian Souden, CCI
FORT SOUTH INSPECTION SERVICES, INC.
310 North Indian Hill Boulevard, Suite 457
Claremont, CA 91711
(844) 446-7728
ian@fortsouthinspects.com

Charles A. Gabriels
INSPECTIONS R US
50 West Lemon Avenue #6
Monrovia, CA 91016
(626) 533-8878
chuck@gammausa.com

Duane Morrison
MORRISON HOME INSPECTIONS
201 North Glendora Avenue, Suite 100
Glendora, CA 91741
(877) 735-7050
ra_morrison@hotmail.com

REGINALD A. RAMIREZ
554 North Morada
West Covina, CA 91016
Office: (626) 962-1444
Cell: (909) 576-4998

Paul Siftar
SPI SIFTAR PROPERTY INSPECTIONS
P.O. Box 4209
Glendale, CA 91222
Office: (626) 792-5208
Cell: (818) 679-6906
psiftar@gmail.com

STEPHEN W. OLSEN, P.E.
600 Magnolia Drive
San Gabriel, CA 91775
Office: (626) 943-9596
Cell: (626) 786-2911
stevewolsen@gmail.com

THOMAS MALONEY
1008 "A" Huntington Drive
San Marino, CA 91108
(626) 289-0228
elmaloneyco@hotmail.com

TYLER MOLLOY
Same Day Property Inspections
Cell: (323) 237-0436
Office: (888) 679-8160
tyler@samedayinspect.com



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APPLICATION FOR RESIDENTIAL COMPLIANCE CERTIFICATE

COMPLIANCE APPLICATION ADDRESS: _____

PLEASE LIST THE FOLLOWING:

NUMBER OF STRUCTURES ON THE PROPERTY _____

IS THE GARAGE ATTACHED OR DETACHED _____

PLEASE LIST ALL ROOMS ON EACH FLOOR OF THE RESIDENTIAL BUILDING:

FIRST FLOOR

SECOND FLOOR

BASEMENT/THIRD FLOOR

I, being the owner of the property mentioned above, do hereby certify that I will cause an inspection of the property to be performed within thirty (30) days as required by section 24.02.04 of the San Marino City Code.

PROPERTY OWNER SIGNATURE

PRINT OWNER NAME

DATE



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REQUIRED NOTIFICATION FORM

COMPLIANCE APPLICATION ADDRESS: _____

The purpose of this requirement is that many of our newer residents are unaware of a number of special ordinances, some of them unique to San Marino, which have served to preserve our residential qualities. By requiring the listing agent to deliver a copy of *An Information Guide for Residents of San Marino* to the new buyer, the City of San Marino hopes to foster communication between the new buyer and the City by assisting in the disclosure process.

An additional forty-five (45) days after the filing of the application shall be granted to submit this form. The failure to do so shall void any previous issuance of a residential compliance certificate (Ord. 0-08-1203, 5-14-2008).

I, _____, being the seller, or listing agent, of the above listed property, do hereby acknowledge that I have received and delivered to the buyer a copy of:
An Informational Guide for Residents of San Marino.

Signature of Seller/Listing Agent

Date

Seller/Listing Agent Name, Company Name and Address

Seller/Listing Agent Phone Number
(NOTE: If the seller is not represented by an agent, he or she may sign this document.)

I, _____, being the buyer of the above listed property, do hereby acknowledge that I have received a copy of: *An Informational Guide for Residents of San Marino.*

Signature of Buyer

Print Name of Buyer

Date

Buyer's Email Address

Buyer's Phone Number

Buyer's Agent Name, Company Name and Address

Buyer's Agent Phone Number



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CONTACT INFORMATION: (information of person we are to contact/email once compliance certificate is ready to issue)

COMPLIANCE APPLICATION ADDRESS: _____

CONTACT INFO:

(Name)

(Company Name)

(Mailing Address)

(City and Zip Code)

(Email Address)

(Contact Number)

OR

ATTACH BUSINESS CARD

PLEASE ATTACH ALL REQUIRED DOCUMENTS

