



## IMPORTANT NOTICE

### REPORT OF RESIDENTIAL SALE

#### ORDINANCE

It is the intent of Council to protect the unwary buyer of residential property against undisclosed Municipal and Building Code violation on the property.

Per Section 14-2.3 of the Compton Municipal Code, the intent of the Council is to assure that the grantee of a residential building in the City is furnished a report of matters of City record pertaining to the authorized use, occupancy, zoning, classification and code violation of real property prior to sale or exchange.

**Prior to entering into an “agreement of sale”, “sale” “probate” or “exchange” of any residential building, the owner or his authorized representative shall apply for and obtain from the Building Department of the City of Compton, a report of the residential building records in accordance with the Compton Municipal Code. The Residential Building Record shall indicate regularly authorized use, residential building record, occupancy and zoning classification of such property.**

**The report shall be delivered by the owner or the authority representative of the owner to the buyer or transferee of the residential building prior to the execution of the contract of the sale or exchange.**

*The buyer or transferee shall execute a receipt, as furnished by the City and said receipt shall be delivered to the Building and Safety Department by the owner or authorized representative as evidence of compliance with the provisions of the Chapter.*

Per section 14-2.4, the inspection fee shall be **\$60.00 for each single family dwelling, \$120.00 for two (2) dwelling units and \$20.00 for each dwelling unit thereafter.**

## **RESIDENTIAL BUILDING RECORD APPLICATION/PROCEDURE**

**RESIDENTIAL BUILDING-** Residential building shall mean any improved property, designed or permitted to be used for dwelling purposes situated in the City and shall include the building or structures located on such improved property.

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**REQUIRED:** Required to entering into an agreement of sale or exchange of any residential building, the owner or his authorized representative shall apply of the Building Code violations from the department of Building and Safety.

**Such report shall be valid for a period not to exceed six (6) months after the date of issuance.**

**FEE :** The investigation and inspection services shall be \$60.00 for each single family dwelling, 120.00 for two (2) dwelling units and \$20.00 for each dwelling unit thereafter.

### **APPLICATION / PROCEDURE**

1. After completing the application and paying the required fee(s), the owner will be required to contact an inspector between 7:00 a.m. and 8:00 a.m., Monday through Thursday, for the purpose of confirming an inspection.
2. In order for the inspector to make the inspection, there must be an owner, occupant, lock box combination, or authorized representative over 18 years of age on the property at the time of the inspection.
3. Area to be inspected: All interior and exterior space, inspection to include all rooms and closets, garage, storage rooms and sheds on property.
4. The report will be prepared and available for delivery the next weekday following the inspection after 12 noon, in the Department of Building and Safety. If you wish to have the inspector's final report mailed, please indicate when completing the initial application.
5. If a current water bill is due on the property, the owner will be required to pay that bill prior to obtaining the final report.
6. It is the responsibility of the owner or authorized representative to deliver the Report of Residential Building Record to the buyer or transferee of the residential building prior to the execution of an escrow agreement or any document of title pertaining to the property.

### **VIOLATIONS AND PENALTIES**

Any person violating any of the provisions of the section shall be guilty of a misdemeanor as provided in chapter 1-6, of the Compton Municipal Code



CITY OF COMPTON  
 DEPARTMENT OF BUILDING AND SAFETY  
 205 South Willowbrook Avenue  
 Compton, California 90220  
 (310) 605-5509 (310) 605-5598 (fax)

**APPLICATION FOR REPORT OF BUILDING RECORDS**

It is required that a Report of Residential Building Records be provided for sale or exchange of residential property.

Property Address \_\_\_\_\_ APN# \_\_\_\_\_

Owner of Property \_\_\_\_\_

Address \_\_\_\_\_

Listing Broker \_\_\_\_\_

Address: \_\_\_\_\_

Business License Number (*Required*) \_\_\_\_\_

Applicant's Name (If other than owner) \_\_\_\_\_

\_\_\_\_\_

Phone Number \_\_\_\_\_

\_\_\_\_\_  
 Signature of Applicant

Single Family Residence     Duplex     Multiple Units    \_\_\_\_\_    Garage / Structures

\*Report of Residential Building Record is to be: (Check applicable)

Picked up at Building Department     Mailed to the applicant or     Mail to:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

**\*Note: This does not include *Correction Notices* which are left at the property)**

Note: A report of Residential Building Record is required to be delivered to the Buyer prior to the conclusion of a sale or transfer of a residential building (Ordinance No. 1527 effective May 19, 1977)

**A Fee of \$60.00 for each single family and \$120.00 for two units and \$20 each unit thereafter.**

**PLEASE CALL FOR AN APPOINTMENT (310) 605-5509**

***FULL ACCESS TO PROPERTY IS REQUIRED. A COPY OF "CORRECTION NOTICE(S)" IS TO BE LEFT AT THE PROPERTY FOR REINSPECTION PURPOSES***