



SANTA MONICA REAL ESTATE TRANSFER DISCLOSURE STATEMENT

MAINTENANCE AND INSPECTION REQUIREMENTS OF URBAN RUNOFF PERMANENT BEST MANAGEMENT PRACTICES (BMPs)

S.M.M.C. 7.10.090(s)
(January 2025)

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF SANTA MONICA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS _____ . THIS STATEMENT IS A DISCLOSURE OF THE ABOVE-DESCRIBED PROPERTY'S COMPLIANCE WITH THE CITY'S PERMANENT BEST MANAGEMENT PRACTICES TO MITIGATE URBAN RUNOFF POLLUTION. THESE PERMANENT BEST MANAGEMENT PRACTICES WERE UNDERTAKEN TO COMPLY WITH SANTA MONICA MUNICIPAL CODE CHAPTER 7.10. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

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SELLERS INFORMATION

The Seller/Selling Agent discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S)/SELLING AGENT AS REQUIRED BY THE CITY OF SANTA MONICA. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

This property has one or more of the following types of permanent Best Management Practices (BMPs) to reduce stormwater runoff from the above property **(Must be completed, mark BMP type below)**:

- Infiltration Pit(s)
- Depression Basin(s)
- Driveway/Garage Approach Slotted or Trench Drain(s)
- Proprietary Treatment Devices, such as vortex-type, screening-separation, or filtering
- Gutters to the Landscape
- No Gutters
- Rainwater Harvesting Structures, such as rain barrels and cisterns, Permeable Paving Systems, such as individual paver matrix blocks, concrete, or asphalt
- Other _____

The permanent BMPs' location, maintenance requirements, and any other relevant information necessary for the buyer to properly maintain the permanent BMPs are as follows **(Must be completed; refer to original building permit if necessary)**:

It is the responsibility of the property owner to inspect annually this/these permanent BMPs to ensure proper functioning and maintenance, and, if necessary, to take the appropriate measures or actions to restore the permanent BMPs to proper working order. Non-compliance with this Code requirement may subject you to enforcement action by the City.

For more information, please contact the City’s Public Works Department, Land Development and Permitting Department at Division Pw.permits@santamonica.gov.

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

Seller certifies that the information herein is true and correct to the best of the Seller’s knowledge as of the date signed by the Seller. (The Selling Agent may provide this certification.)

Seller _____ Date _____
Print Sign

Seller _____ Date _____
Print Sign

(or)

Agent/Broker _____ Date _____
Print Sign

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I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT AND AGREE TO ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF ALL PERMANENT BMP'S ON THE SUBJECT PROPERTY SHOULD I/WE BECOME OWNERS OF THE PROPERTY.

Buyer _____ Date _____
Print Sign

Buyer _____ Date _____
Print Sign

Buyer _____
Email Address (must include email contact)

A COPY OF THIS DISCLOSURE STATEMENT SHALL BE EMAILED TO THE CITY AS EVIDENCE OF COMPLIANCE WITH THE PROVISIONS OF SANTA MONICA MUNICIPAL CODE CHAPTER 7.10. SEND THE EMAIL TO URMReporting@santamonica.gov WITH THE PROPERTY ADDRESS AND “URBAN RUNOFF REAL ESTATE TRANSFER” IN THE SUBJECT LINE.