



# City Property Report Requirements



COUNTY	CITY	NAME OF REPORT	PHONE	COST	NOTES/COMMENTS
Los Angeles	Azuza	<a href="#">Consent to Inspect Private Property &amp; Real Property Records Report</a>	(626) 812-5235	\$1- \$100	All properties, including vacant land, but not on first sale. Buyer to acknowledge report, 6 month time limit. Prices subject to change each summer.
Los Angeles	Beverly Hills	<a href="#">Smoke Detector &amp; Water Conservation Plumbing Fixtures Affidavit</a>	(310) 285-1141	\$0	Buyer & Seller sign the form. Only deals with smoke detector and water conservation.
Los Angeles	Burbank	<a href="#">Retrofit Upon Sale Certificate of Compliance</a>	(818) 238-3700	\$0	Water conservation only. No inspection. Buyer and Seller sign on Certificate of Compliance.
Los Angeles	Carson	<a href="#">Residential Property Report</a>	(310) 952-1766	\$100- \$150+	On-site inspection required. 6 month expiration. Buyer must acknowledge.
Los Angeles	Compton	<a href="#">Pre-Sale Inspection</a>	(310) 605-5509	\$60 + \$60/ unit additional	Inspection required. Residential only. Call for application form. Buyer acknowledgement of residential Building Report needed.
Los Angeles	Culver City	<a href="#">Report for Residential Building Records</a>	(310) 253-5800	\$96- \$128	No inspection required. Need report on residential & commercial properties, not vacant land. Call for application. Takes 10 business days.
Los Angeles	El Monte	<a href="#">Real Property Inspection Report</a>	(626) 580-2050	\$195.50- \$252.50	Inspection required. Residential and commercial properties. Buyer acknowledgment required.
Los Angeles	El Segundo	<a href="#">None now, pursuant to Building Dept.</a>	(310) 524-2380		None
Los Angeles	Gardena	<a href="#">Property Information Report</a>	(310) 217-9530	\$68- \$214	Inspection required- exterior only. Report to be delivered 15 days prior to closing. Residential & commercial. Condos exempt.

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Los Angeles	Hawaiian Gardens	<a href="#">Pre-Sale Inspection</a>		\$265	Inspection required. Residential and commercial properties. New construction exempt. Delivery 21 days prior to closing. Buyer to acknowledge.
Los Angeles	Hermosa Beach	<a href="#">Report for Residential Building Records</a>	(310) 318-0235	\$135	Residential only. 2 week processing. Exterior inspection only. 6 month expiration.
Los Angeles	Huntington Park	<a href="#">Residential Pre-Sale Inspection Program</a>	(323) 584-6271	\$60- \$105+	Inspection required. Single Family 1-4 units and vacant land. No commercial or over 4 units. 6 month expiration.
Los Angeles	Inglewood	<a href="#">Pre-Sale Report</a>	(310) 412-5294	\$150 + \$10/ unit additional	Inspection required. All properties, including commercial and vacant land. Buyer to acknowledge. 6 month expiration. Form to be mailed. <b>Not on website.</b>
Los Angeles	Lomita	<a href="#">Residential Property Report</a>	(310) 325-7110	\$122 per parcel	This does not include the cost of an interior building inspection. If requested by the property owner, the Los Angeles County DWP hourly rate shall apply.
Los Angeles	Long Beach	<a href="#">Application for Inspection of Required Off-Street Parking</a>	(562) 570-6328	\$29+	The Inspection and Resale Report is required for all properties in the Parking Impacted Area that have or should have a traditional garage upon escrow.
Los Angeles	City	<a href="#">Residential Property Report-9A</a>	(213) 485-2216	\$70.20 per parcel	No inspection. Need for residential and vacant land. No commercial or first sale of new residential Need application form with original signatures. 6 month exp.
Los Angeles	City- DWP	<a href="#">Certificate of Compliance</a>	(213) 284-6130	\$15- \$75+	Licensed plumber to certify low flow toilets and showerheads and sign Certificate. Seler and Buyer to also sign.
Los Angeles	Lynwood	<a href="#">Pre-Sale Real Property Report</a>	(310) 603-0220 Ext. 289	\$230.44	Inspection required- exterior only. RE Agent must have business license for Lynwood to apply.
Los Angeles	Manhattan Beach	<a href="#">Residential Building Report Water Conservative Retrofit</a>	(310) 802-5505	\$121.50	No inspection. Residential only. Application under forms "Residential Building Report" on website. Water Conservation Retrofit required.

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Los Angeles	Maywood	<a href="#">Pre-Sale Home Inspection</a>	(323) 562-5727	\$110	Inspection required. Multi-copy Application form is mailed. Report cannot be waived and Buyer must acknowledge. No expiration until next sale.
Los Angeles	Monterey Park	<a href="#">Property Report (instructions)</a>	(626) 307-1300	\$128- \$256+	Inspection required. Residential and commercial. Work completed or Buyer option to assume responsibility. 6 month expiration. Owner or agent must apply with Deed.
Los Angeles	Palos Verdes Estates	<a href="#">Real Property Records Report</a>	(310) 378-0383	\$113	Inspection not needed. Takes 5 working days. 6 month expiration. Homeowner to apply or 3rd- party applicant must have City Business License.
Los Angeles	Pasadena	<a href="#">Occupancy Inspection Program</a>	(626) 744-4633	\$136.99- \$273.98	Inspection required. Cannot be waived. Single-family, duplex, condos. Seller can assign correction work to Buyer and both must acknowledge.
Los Angeles	RanchPalos Verdes	<a href="#">None</a>			None
Los Angeles	Redondo Beach	<a href="#">Report of Residential Building</a>	(310) 318-0636	\$40	Residential only. No inspection unless records show violations. Buyer to acknowledge. 6 month expiration.
Los Angeles	Rolling Hills Estates	<a href="#">Pre-Sale Inspection Report</a>	(310) 377-1577	\$200- \$300	Residential only. Buyer can choose record search only or on-site inspection. Buyer to complete application. Takes 7 business days. Required to close escrow.
Los Angeles	San Marino	<a href="#">Residential Compliance Certificate</a>	(626) 300-0700	\$140.00	Residential only. Inspection fee separate. Apply in person; qualified inspector list provided. Takes 10 days. Report cannot be waived.
Los Angeles	Santa Monica	<a href="#">Report of Residential Building Records</a>	(310) 458-8355	\$241.49	Inspection not required. Computer record online application. Cannot be waived. Buyer to acknowledge. 6 month expiration.
Los Angeles	Signal Hill	<a href="#">Residence Inspection Program</a>	(562) 989-7348	\$170- \$565	4-units & up residential only. 6 month expiration. Buyer does not need to acknowledge. Apply in person; limited hours.

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Los Angeles	South Gate	<a href="#">Pre-Sale Inspection</a>	(323) 563-9500	\$63	Inspection required. Residential or residential in mixed-use units only. Code violations to be corrected within one year by Seller or Buyer. Buyer to acknowledge.
Los Angeles	Torrance	<a href="#">Smoke Detector Certificate of Compliance</a>	Building & Safety (310) 618-5898		No inspection or report; Certificate of Compliance by Contractor.
Orange County	Laguna Beach	<a href="#">Real Property Report</a>	(949) 497-0714	\$350	No inspection. Report required for all properties. Apply in person. Takes 7 days. RE Agent must have City Business License.
Orange County	Newport Beach	<a href="#">Report of Residential Building Records</a>	(949) 644-3288	\$161- \$187+	Residential only. Inspection not required but owner to acknowledge and noted on records. 30 days to complete inspection after application. 1 year expiration.
Orange County	Orange	<a href="#">None</a>			None
Riverside	Cathedral City	<a href="#">Smoke Detector Inspection</a>	(760) 323-8186	\$36	The realtor/ seller will receive two forms (gold and pink) of the approved inspection. These forms are to be retained by the escrow office in the escrow file.
Riverside	Palm Springs	<a href="#">Smoke Detector Inspection</a>	(760) 323-8186	\$51	Single family residences; condominiums; duplexes; and mobile homes.
San Bernardino		<a href="#">None</a>			None
San Diego	San Diego	<a href="#">Water Conservation Certificate Transfer of Responsibility for Retrofit</a>	(619) 515-3500 Water	\$10	Conservation Certificate verification system will identify which properties already have a valid Certificate on file with the City of San Diego Water Department.
Santa Barbara	Carpinteria	<a href="#">Inspection-on-Sale Report Application</a>	(805) 684-5405 Ext. 451	\$245- \$400	On-Site inspection. Report cannot be waived. Buyer must acknowledge. 6 month expiration.



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Ventura	Oxnard	<a href="#">Report or Building Records</a>	(805) 385-7840	\$37.80	Inspection not required. Residential and commercial. Buyer to acknowledge. Takes 7 days. 6 month expiration.
Ventura	Thousand Oaks	<a href="#">Report of Residential Building Records</a>	(805) 449-2500	\$65- \$245	Required only if open permits-\$245. No inspection-\$65. 6 months expiration. Takes 10 days.
Ventura	Ventura	<a href="#">Report of Building Records</a>	(805) 385-7780	\$29.00	No inspection only review permits on file. Buyer to acknowledge.

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