

Summary Chart

Member Legal Services

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The Summary Disclosure Chart is designed to provide REALTORS® and their clients with an easy-to-use reference guide for determining the applicability of the state and federal laws to real estate transactions most commonly handled by real estate licensees.

The Summary Disclosure Chart provides a disclosure "trigger" as well as a brief summary of the disclosure requirement, but does not cover all disclosures required by law. More detailed information regarding disclosure and other legal topics is available to C.A.R. members on car.org.

For a quick answer to required disclosures based on the type of property (residential one-to-four units, residential five or more units, commercial property or vacant land, and manufactured or mobile homes, see the Sales Disclosure Chart. For information on lease and rental transactions, please refer to the legal chart, **Lease/Rental Disclosure Chart**. For the disclosure requirements involving homes in a new subdivision, please refer to legal chart, **New Home Disclosure Chart**. For the disclosure requirements for foreclosure sales or sales of REO property, see the legal chart, **REO Disclosure Chart**.

For additional disclosure requirements when selling a property in a common interest development, please refer to legal article, **Condominium or Other Common Interest Development Disclosures**.

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Subject	Disclosure Trigger	Disclosure Requirement	More Info
Advisability of Title Insurance	An escrow transaction for the purchase or simultaneous exchange of real property where a policy of title insurance will not be issued to the buyer.	The buyer must receive the statutory notice. The law does not specify who is responsible for providing this notice. Typically handled by escrow agent.	Cal. Civ. Code § 1057.6.

Subject	Disclosure Trigger	Disclosure Requirement	More Info
<p>Agency Disclosure (Education Form) and Agency Confirmation (Who Represents Each Party)</p>	<p>Sale² of residential real property of 1-4 units and mobile homes, commercial, vacant land, industrial property, and residential income of 5 units or more; lease for a term of over one year on the above referenced property.</p>	<p>The buyer must receive the agency disclosure form (AD) from the buyer's agent prior to signing the offer.</p> <p>The seller must receive the agency disclosure form (AD) from the seller's agent prior to signing the listing contract and must receive another agency disclosure form (AD) from the buyer's agent prior to accepting the buyer's offer. Commencing January 1, 2019, the "third" agency form (AD) given to the seller from the buyer's agent prior to accepting the buyer's offer is no longer required.</p> <p>The agency confirmation form must be given to the buyer and seller "as soon as practicable." This can be accomplished either by having the language in the purchase agreement or by using a separate form (AC-6).</p> <p>C.A.R. forms AD (disclosure) and AC-6 (confirmation).</p>	<p>Legal Q&As, Agency Disclosure and Confirmation</p> <p>Agency Laws Summary Chart</p> <p>Cal. Civ. Code §§ 2079.13 <i>et seq.</i></p>
<p>Airport in Vicinity</p>	<p>NHD report is completed by third-party disclosure company</p>	<p>The NHD expert must determine if the property is located within an "airport influence area" as defined in Business & Professions Code § 1010(b). If so, the report must contain a statutory statement, <i>Notice of Airport in Vicinity</i>.</p>	<p>Cal. Civ. Code § 1103.4(c)(1).</p>

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<p>Area of Potential Flooding</p> <p>(in the event of dam or reservoir failure)</p>	<p>Sale of all real property if the seller or the seller's agent has actual knowledge or a list has been compiled by parcel and the notice posted at a local county recorder, assessor and planning agency.</p> <p>Also applies to manufactured homes and personal property mobile homes.</p>	<p>The seller's agent or the seller without an agent must disclose to the buyer if the property is in this Area of Potential Flooding as designated on an inundation map, if a parcel list has been prepared by the county and a notice identifying the location of the list is available at the county assessor, county recorder or county planning commission office, or if the seller or seller's agent has actual knowledge that the property is in an area.</p> <p>If a TDS is required in the transaction, either a <i>Natural Hazard Disclosure Statement</i> or an updated Local Option disclosure form must be used to make this disclosure.</p> <p>The form NHD has been discontinued in the C.A.R. forms library. The statutory Natural Hazard Disclosure Statement which is provided as part of the third party NHD private report fulfills the statutory requirement.</p>	<p>Legal Q&A, Natural Hazard Disclosure Statement</p> <p>Cal. Gov't Code §§ 8589.4, 8589.5; Cal.Civ. Code § 1103.</p>

Subject	Disclosure Trigger	Disclosure Requirement	More Info
Broker's Statutory Duty to Inspect Property	<p>Sale³ of all residential real property of 1-4 units (No exemptions except for never-occupied properties where a public report is required or properties exempt from a public report pursuant to Business & Professions Code § 11010.4)</p> <p>Also applies to manufactured homes and personal property mobile homes.</p>	<p>A real estate licensee must conduct a reasonably competent and diligent visual inspection of the property; this inspection duty does not include areas which are reasonably and normally inaccessible, off the site, or public records or permits concerning the title or use of the property; this inspection duty includes only the unit for sale and not the common areas of a condo or other common interest development.</p> <p>There is no requirement that the inspection report be in writing; however, it is recommended that all licensees put it in writing.</p> <p>C.A.R. Form TDS (or for mobile homes and manufactured housing, C.A.R. Form MHTDS) may be used. If the seller is exempt from the TDS, then C.A.R. Form AVID may be used by the agent.</p>	<p>Legal Q&A, Real Estate Licensee's Duty to Inspect Residential Property</p> <p>Cal. Civ. Code §§ 2079 <i>et seq.</i></p>
Carbon Monoxide Detector Disclosure & Compliance	<p>The Carbon Monoxide Poisoning Prevention Act of 2010 requires a carbon monoxide detector device (battery or hard-wired) to be installed in all dwelling units. Existing single-family units must have the device installed on or before July 1, 2011 and all other existing dwelling units must have the device installed by Jan. 1, 2013. See manufacturer instructions for the number of devices and location of installation.</p>	<p>The C.A.R. Forms TDS and MHTDS add a disclosure regarding these devices. C.A.R. form WCMD is optional.</p>	<p>Cal. Civ. Code §§ 11.2.6, 1102.6d.</p> <p>Note: Installation is not a precondition of sale or transfer of the dwelling.</p>

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Commercial Property Owner's Guide to Earthquake Safety	<p>Mandatory delivery: Sale, transfer, or exchange of any real property or manufactured home or mobile home if built of precast concrete or reinforced/unreinforced masonry with wood frame floors or roofs and built before Jan. 1, 1975, located within a county or city, if not exempt. Almost same exemptions as from Transfer Disclosure Statement.¹¹ Additional exemption if the buyer agrees, in writing, to demolish the property within one year from date of transfer.</p> <p>Voluntary delivery: Transfer of ⁴ any real property.</p>	<p>Mandatory delivery: The transferor/transferor's agent must give the transferee a copy of <i>The Commercial Property Owner's Guide to Earthquake Safety</i>.⁵</p> <p>Voluntary delivery: If the <i>Guide</i> is delivered to the transferee, then the transferor or broker is not required to provide additional information concerning general earthquake hazards.</p> <p>Known earthquake hazards must be disclosed whether delivery is mandatory or voluntary.</p>	<p>Cal. Bus. & Prof. Code § 10147; Cal. Gov't Code §§ 8875.6, 8875.9, 8893.2, 8893.3; Cal. Civ. Code § 2079.9.</p>

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Death (in last 3 years)	Sale, lease, or rental of all real property.	<p>The transferor/agent has no liability for not disclosing the fact of any death which occurred more than 3 years prior to the date the transferee offers to buy, lease, or rent the property. Such death or the manner of death are NOT material facts that require disclosure. Any death which has occurred within a 3-year period should be disclosed if deemed to be "material."</p> <p>Affliction with AIDS or death from AIDS-related complications, no matter when it occurred, need not be voluntarily disclosed. However, neither a seller nor seller's agent may make an intentional misrepresentation in response to a direct question concerning AIDS/death from AIDS on the property. An agent may simply respond that discussing such information may constitute prohibited discriminatory conduct.</p>	<p>Legal Q&A, Disclosure of Death and AIDS and the Prohibition Against Discrimination on the Basis of AIDS</p> <p>Cal. Civ. Code § 1710.2.</p>

Subject



Disclosure Trigger



Disclosure Requirement



More Info



Earthquake Fault Zone⁷

Sale of all real property which does contain or will eventually contain a structure for human occupancy and which is located in an earthquake fault zone (special studies zone) as indicated on maps created by the California Geological Survey.⁸

Also applies to manufactured homes and personal property mobile homes.

The seller's agent or the seller without an agent must disclose to the buyer the fact that the property is in an earthquake fault zone (special studies zone), if maps are available at the county assessor, county recorder, or county planning commission office, or if the seller or seller's agent has actual knowledge that the property is in the zone. If the map is not of sufficient accuracy or scale to determine whether the property is in the zone, then either the agent indicates "yes" that the property is in the zone or the agent may write "no" that the property is not in this zone, but then a report prepared by an expert verifying that fact must be attached to the NHD statement.

If a TDS is required in the transaction, either a *Natural Hazard Disclosure Statement*, or an updated local option disclosure form must be used to make this disclosure.

The form NHD has been discontinued in the C.A.R. forms library. The statutory Natural Hazard Disclosure Statement which is provided as part of the third party NHD private report fulfills the statutory requirement.

Legal Q&A, **Natural Hazard Disclosure Statement**

Cal. Pub. Res. Code §§ 2621 *et seq.*; Cal. Civ. Code § 1103.

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Energy Use Report	<p>This law has been repealed effective January 1, 2016. Cal. Pub. Resources § 25402.10.</p> <p>Sale of commercial building, lease of entire commercial building or loan application to finance entire commercial building.</p> <p>The effective date of the law depends on the size of the building. For buildings with sq. ft. 50,000 or more, it is January 1, 2014. For buildings with sq. ft. 10,000 to 50,000, it is January 1, 2014. For buildings with sq. ft. 5,000 to 10,000 it is July 1, 2016.</p>	<p>The owner shall disclose energy use report no later than 24 hours prior to execution of sales or lease contract, or submittal of the loan application. An account with the EPA's Energy Star program must be opened or updated 30 days before disclosure is made.</p>	<p>Public Resources Code 25402.10.</p> <p>20 CCR §§ 1680-1684.</p>
Farm or Ranch Proximity	<p>NHD report is completed by third-party disclosure company</p>	<p>The NHD expert must determine if the property is located within one mile of real property designated as farm or ranch land on a GIS map. If so, the report must contain a statutory statement, <i>Notice of Right to Farm</i>.</p>	<p>Cal. Civ. Code § 1103.4(c)(3).</p>
FHA/HUD Inspection Notice	<p>Sale of HUD-owned residential real property of 1-4 units, including mobile homes on a permanent foundation, or properties which involve FHA loans.</p>	<p>For all existing properties except those "under construction," the borrower must receive from the lender the notice: "For Your Protection: Get a Home Inspection." C.A.R. Form HID.</p>	<p>HUD Handbook 4000.1 and HUD Mortgagee Letter 92564-CN</p>

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Federal Withholding (FIRPTA) and California Withholding Tax	<p>Federal withholding: All sales, including installment sales, exchanges, foreclosures, deeds in lieu of foreclosure and other transactions by a "foreign person."</p> <p>CA withholding: Any "disposition of a California real property interest" (includes sales, exchanges, foreclosures, installment sales, and other types of transfers).</p> <p>See the Legal Q&As for the exemptions.</p>	<p>Federal: Buyers must withhold 10% of the gross sales price and send it to the IRS. If the seller is not a "foreign person," he or she may complete the affidavit of non-foreign status. C.A.R. AS may be used.</p> <p>CA: Buyers must withhold 3 1/3 percent of the gross sales price on any sale of California real property interests, unless an exemption applies, and send it to the FTB. C.A.R. form AS may be used. However, it only explains that the seller will provide the escrow with the necessary information.</p>	<p>Legal Q&As, Federal Withholding: The Foreign Investment in Real Property Tax Act (FIRPTA), and California Withholding on the Sale of Real Property</p> <p>42 U.S.C. § 5154a.</p> <p>Cal. Rev. & Tax Code §§ 18662(e) (f).</p>
Final Inspection Report including Defensible Space Compliance Effective January 1, 2020	<p>For property located in a Very High Fire Hazard Severity Zone in which a TDS is also required where the seller has already obtained such a report. Upon completion of construction or rebuilding, and if report was obtained, seller shall provide to buyer a final inspection report from local building official that property complies with all applicable building standards including defensible space laws.</p>	<p>Seller to provide buyer with a copy of a final inspection report or information on where a copy of the report may be obtained. (C.A.R. form FHDS)</p>	<p>Cal. Civil Code § 1102.6f.(b)</p>
Fire Home Hardening Effective January 1, 2021 and July 1, 2025	<p>For property built before 2010 and located in a High or Very High Fire Hazard Severity Zone in which a TDS is also required</p>	<p>Seller must provide to buyer a statutory notice regarding home hardening; and a list of home hardening features the home lacks based on the seller's actual knowledge. Beginning July 2025, the seller will additionally list home hardening retro-fits completed by seller. (C.A.R. form FHDS)</p>	<p>(Civ. Code § 1102.6f)</p> <p>Legal Q&A Home Hardening Fire Disclosure</p>

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<p>Fire Defensible Space Compliance</p> <p>Effective January 1, 2021</p>	<p>The Fire Hardening and Defensible Space Advisory, Disclosure and Addendum (FHDS) will be needed for any transaction that requires a TDS and is a High or Very High Fire Hazard Severity where the property will close on or after July 1, 2021. If the FHDS is not included with the original offer it is recommended to add it via seller counter offer. (It could also be added as an addendum during escrow). In most circumstances this defensible space law allows the buyer and seller to agree in writing that the buyer will take on the obligations of any defensible space or vegetation management laws. Typically, the buyer must comply within one year after close.</p>	<p>Documentation of compliance from a local agency or from another government entity or qualified nonprofit entity, and information on the local agency from which a copy of that documentation may be obtained.</p> <p>Or if neither of the above, then the buyer and seller must agree that the buyer will obtain such documentation after close.</p> <p>(C.A.R. form FHDS)</p>	<p>Cal. Civil Code § 1102.19.</p> <p>Legal Q&A Defensible Space Law</p>

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<p>Flood Disaster Insurance Requirements</p> <p>(Applicable for any flood disaster ¹⁰ declared after Sep. 23, 1994)</p>	<p>Any transfer ⁶ of personal (e.g., mobile homes), residential, or commercial property where the owner received federal flood disaster assistance conditioned on the owner subsequently obtaining and maintaining flood insurance.</p>	<p>The transferor must notify the transferee in writing on a document "evidencing the transfer of ownership of the property" about the requirement to obtain and maintain flood insurance in accordance with applicable Federal law.</p> <p>Failure to notify the transferee means that in the event the transferee fails to maintain the required flood insurance and the property is damaged by a flood disaster requiring Federal disaster relief, the transferor will be required to reimburse the Federal government.</p> <p>The law is unclear as to what document(s) should contain this notice. C.A.R. Form RPA-CA may be acceptable, but technically is not a document "evidencing the transfer of ownership." Clearly, a grant deed is such a document.</p>	<p>Legal Q&A, Federal Flood Insurance Disclosure</p> <p>42 U.S.C. § 5154a.</p>
<p>Gas and Hazardous Liquid Transmission Pipeline Notice</p>	<p>Every Contract for sale of single-family residential real property.</p>	<p>The Notice informs the buyer that information about the general location of these pipelines is available to the public on line via the National Pipeline Mapping System (NPMS) and provides the web address.</p> <p>The following C.A.R. forms contain this statutory notice: RPA-CA, RIPA, NCPA, NODPA, MHPA.</p>	<p>Cal. Civ. Code § 2079.10.5</p>

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<p>Groundwater Basin Comprehensive Adjudication Notice (if received)</p>	<p>If notice is in fact received, then on transfer of residential real property of 1 – 4 units unless TDS-exempt. On all other property, it is advisable to disclose notice as material fact.</p>	<p>Sellers should check box 16 on TDS and attach notice. If TDS not required, all other sellers at minimum should deliver notice.</p>	<p>Cal. Code of Civil Procedure § 836(f). General duty to disclose. See Material Facts.</p>
<p>Home Energy Rating System (HERS) Booklet (Optional Disclosure) (Booklet Now Available)</p>	<p>Transfer⁹ or exchange of all real property. Also applies to manufactured homes and personal property mobile homes.</p>	<p>If an energy ratings booklet is delivered to the transferee, then a seller or broker is not required to provide additional information concerning the existence of a statewide energy rating program.</p> <p><i>Home Energy Rating System (HERS) Booklet (part of Combined Hazards booklet)</i></p>	<p>Cal. Civ. Code § 2079.10; Cal. Pub. Res. Code §§ 25402.9, 25942.</p>

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<p>Homeowner's Guide to Earthquake Safety Booklet and Residential Earthquake Hazards Report (form in booklet)</p>	<p>Mandatory delivery:</p> <p>Transfer of residential real property of 1-4 units, manufactured homes, and mobile homes, of conventional light frame construction, and built prior to Jan. 1, 1960, if not exempt (almost same exemptions as for the Transfer Disclosure Statement¹¹). Additional exemption if the buyer agrees, in writing, to demolish the property within one year from date of transfer.</p> <p>Voluntary delivery:</p> <p>Transfer⁶ of any real property.</p>	<p>Mandatory delivery:</p> <p>The licensee must give the transferor the booklet <i>The Homeowner's Guide to Earthquake Safety</i>¹² and the transferor must give this booklet to the transferee.</p> <p>Known structural deficiencies must be disclosed by the transferor to the transferee and the form in the booklet entitled <i>Residential Earthquake Hazards Report</i> may be used to make this disclosure.</p> <p>Voluntary delivery:</p> <p>If the <i>Guide</i> is delivered to the transferee, then the transferor or broker is not required to provide additional information concerning general earthquake hazards.</p> <p>Known earthquake hazards must be disclosed whether delivery is mandatory or voluntary.</p>	<p>Cal. Bus. & Prof. Code § 10149; Cal. Gov't Code §§ 8897.1, 8897.2, 8897.5; Cal. Civ. Code § 2079.8.</p>
<p>Industrial Use Zone Location</p>	<p>Transfer⁶ or exchange of residential real property of 1-4 units.</p>	<p>The seller of real property subject to the TDS law must disclose "actual knowledge" that the property is affected by or zoned to allow an industrial use of property (manufacturing, commercial, or airport use) as soon as possible before transfer of title.</p> <p>C.A.R. Form ESD or SPQ may be used.</p>	<p>Cal. Civ. Code § 1102.17; Cal. Code Civ. Proc. § 731a.</p>

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Lead-Based Paint Pamphlet and Form	<p>Sale or lease of all residential property, built before Jan. 1, 1978, except as indicated below.</p> <p>Also applies to manufactured homes and personal property mobile homes.</p> <p>Exemptions:</p> <ul style="list-style-type: none"> • foreclosure or trustee's sale transfer (REO properties and deed-in-lieu of foreclosure are NOT exempt!) • zero-bedroom dwelling (loft, efficiency unit, dorm, or studio) • short-term rental (100 or fewer days) • housing for elderly or handicapped (unless children live there) • rental housing certified free of lead paint 	<p>The seller/lessor must provide the buyer/lessee with a lead hazard information pamphlet, disclose the presence of any known lead-based paint and provide a statement signed by the buyer that the buyer has read the warning statement, has received the pamphlet, and has a 10-day opportunity to inspect before becoming obligated under the contract.</p> <p>The purchaser (not lessee) is permitted a 10-day period to conduct an inspection unless the parties mutually agree upon a different time period.</p> <p>The agent, on behalf of the seller/lessor, must ensure compliance with the requirements of this law.</p> <p>C.A.R. pamphlet, <i>Protect Your Family From Lead in Your Home</i>, and C.A.R. form FLD satisfy these requirements (except for sales of HUD properties—then HUD forms required).</p> <p>The C.A.R. <i>Combined Hazards</i> booklet may be used in lieu of the pamphlet mentioned above.</p>	<p>Legal Q&As, Federal Lead-Based Paint Hazard Disclosures, and Federal lead-Based Paint Renovation Rule</p> <p>Residential Lead-Based Paint Hazard Reduction Act of 1992, 42 U.S.C. § 4852d.</p>

Subject	Disclosure Trigger	Disclosure Requirement	More Info
Material Facts	<p>Any transfer of real property or manufactured homes or mobile homes.</p> <p>No exemptions.</p>	<p>A seller (transferor) or real estate agent involved in the transaction must disclose any known material facts that affect the value or desirability of the property. Whether or not something is deemed material is determined by case law.</p> <p>C.A.R. Form SPQ is required contractually in all C.A.R. purchase agreements when the TDS is also required. When the transaction is TDS exempt, C.A.R. Form ESD may be required contractually.</p>	<p>Case law: <i>Nussbaum v. Weeks</i> (1990) 214 Cal. App. 3d 1589 (seller's duty); <i>Easton v. Strassburger</i> (1984) 152Cal.App. 3d 90 (agent's duty); Cal. Civ. Code § 2079 <i>et seq.</i></p>
<p>Megan's Law Disclosure(Registered Sex Offender Database)</p>	<p>Sale¹³ or lease/rental of all residential real property of 1-4 units (No exemptions except for never-occupied properties where a public report is required or properties exempted from a public report pursuant to Bus. & Prof. Code § 11010.4)</p>	<p>Every lease or rental agreement and every sales contract is required to include a statutorily-defined notice regarding the existence of public access to database information regarding sex offenders.</p> <p>The following C.A.R. forms contain this statutory notice: RPA-CA, RIPA, PPA, NCPA, NODPA, MHPA, LR, IOA, RLAS</p>	<p>Legal Q&A, Megan's Law: Disclosure of Registered Sex Offenders</p> <p>Cal. Civ. Code § 2079.10a.</p>

Subject	Disclosure Trigger	Disclosure Requirement	More Info
<p>Mello-Roos, 1915 Bond Act Assessments, and voluntary contractual assessment.</p>	<p>Transfer⁶ or exchange of residential real property of 1-4 units subject to a continuing lien securing the levy of special taxes pursuant to the Mello-Roos Community Facilities Act or the 1915 Bond Act.</p> <p>Same exemptions as for the Transfer Disclosure Statement except that new subdivisions are not exempt.</p>	<p>The transferor must make a good faith effort to obtain a disclosure notice concerning the special tax or assessment from each local agency that levies a special tax or assessment and deliver the notice(s) to the prospective transferee.</p> <p>Transferors may comply with this law by using a third-party disclosure company.</p> <p>The transferee has a 3 or 5-day right of rescission.</p> <p>There is no affirmative duty by an agent to discover a special tax or district or assessment not actually known to the agent.</p>	<p>Legal Q&A, Mello-Roos District Disclosure Requirements</p> <p>Cal. Civ. Code § 1102.6b; Cal. Gov't Code § 53340.2 (Mello-Roos Form), § 53341.5 (new subdivisions), § 53754 (bond), Cal. Str. & H. Code § 5898.24.</p>

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<p>Meth Lab Clean-Up Order</p> <p>(Release of Illegal Controlled Substance Remediation Order)</p>	<p>Transfer by "purchase, exchange, gift, lease, inheritance, or legal action" of any "parcel of land, structure, or part of a structure" where the manufacture of methamphetamine or storage of methamphetamine or a prohibited hazardous chemical occurred.</p>	<p>In the event that toxic contamination by an illegal controlled substance has occurred on a property and upon receipt of a clean-up order from the Dept. of Toxic Substances Control (DTSC) or a Local Health Officer, the transferor must provide a copy of this order to the transferee.</p> <p>In the case of rental property, the landlord must give a prospective tenant a copy of this order which must be attached to the rental agreement. Non-compliance with this law permits the tenant to void the rental agreement.</p> <p>C.A.R. Form ESD, SPQ or MCN may be used.</p>	<p>Cal. Health & Safety Code § 25400.28 (disclosure), § 25400.11 (definitions).</p>
<p>Military Ordnance Location</p> <p>(former military munitions site)</p>	<p>Transfer⁶ or exchange of residential real property of 1-4 units and lease of any residential dwelling unit.</p> <p>Same exemptions as for the Transfer Disclosure Statement.</p>	<p>Disclosure is required when the transferor/lessor has actual knowledge that a former military ordnance location (military training grounds which may contain explosives) is within one mile of the property.</p> <p>The transferor/lessor must disclose in writing to the transferee/lessee, that these former federal or state military ordnance locations may contain potentially explosive munitions.</p> <p>The transferee has a 3 or 5-day right of rescission.</p> <p>C.A.R. Form ESD or SPQ may be used.</p>	<p>Cal.Civ. Code §§ 1102.15, 1940.7.</p>

Subject	Disclosure Trigger	Disclosure Requirement	More Info
Mining Operation	NHD report is completed by third-party disclosure company	The NHD expert must determine if the property is located within one mile of a mine operation as reported by the Office of Mine Reclamation map. If so, the report must contain a statutory statement, Notice of Mining Operation.	Cal. Civ. Code § 1103.4 (c)(3).
Mold (Disclosure of Excessive Mold or Health Threat)	Sale, lease, rental, or other transfer of any commercial, industrial or residential property	<p>There are no current disclosure requirements until after the Dept. of Health Services (DHS) develops permissible exposure limits for mold and a consumer booklet.</p> <p>The TDS has been modified to include the word "mold" in paragraph II.C.1.</p> <p>As always, any transferor must disclose actual knowledge of toxic mold on the property.</p> <p>C.A.R. Form RGM may be used (optional).</p>	<p>Legal Q&A, Mold and Its Impact on Real Estate Transactions</p> <p>Cal. Health & Safety Code §§ 26100 <i>et seq.</i> , §§ 26140, 26141, 26147, 26148.</p>
Natural Hazard Disclosure Statement	<p>Transfer¹⁴ of residential real property of 1-4 units if the property is located in one or more of the following hazard zones:</p> <p>Special Flood Hazard Area, Area of Potential Flooding, Very High Fire Severity Zone, Earthquake Fault Zone, Seismic Hazard Zone, or State Responsibility Area</p> <p>Also applies to manufactured homes and personal property mobile homes.</p> <p>See the Legal Q&A for the list of exemptions.</p>	<p>The seller and the listing agent must sign the statutory form or a substantially equivalent form (provided by a disclosure company or other) to be provided to the buyer.</p> <p>C.A.R. Form NHD has been discontinued in the C.A.R. library. The statutory Natural Hazard Disclosure Statement which is provided as part of the third party NHD private report fulfills the statutory requirement.</p>	<p>Legal Q&A, Natural Hazard Disclosure Statement</p> <p>Cal. Civ. Code §§ 1103 <i>et seq.</i></p>

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<p>Pest Control Inspection Report and Certification (wood destroying pests or organisms)</p>	<p>Transfer of title of any real property or the execution of a real property sales contract, as defined in Civil Code Section 2985, only if required by contract or the transferee's lender.</p>	<p>The transferor, fee owner, or his/her agent, must deliver to the transferee a copy of a structural pest control inspection report and certification if any remediation work is required, as soon as practical, before close of escrow or execution of a real property sales contract (land sale contract).</p> <p>Delivery to a transferee means delivery in person or by mail to the transferee him/herself or any person authorized to act for him/her in the transaction or to such additional transferees who have requested such delivery from the transferor or his/her agent in writing. Delivery to either husband or wife will be deemed delivery to a transferee, unless the contract affecting the transfer states otherwise.</p>	<p>Cal. Civ. Code § 1099.</p>
<p>Private Transfer Fee</p>	<p>Transfer⁶ or exchange of residential real property of 1-4 units. Same exemptions as for the Transfer Disclosure Statement.</p>	<p>If the property being transferred is subject to a transfer fee, as defined in Section 1098, the transferor must provide, at the same time as the TDS, a transfer tax disclosure statement.</p> <p>C.A.R. Form NTF may be used.</p>	<p>Cal. Civ. Code §§ 1102.6e, 1098, 1098.5.</p>

Subject	Disclosure Trigger	Disclosure Requirement	More Info
<p>Residential Environmental Hazards Booklet (Optional Disclosure)</p>	<p>Transfer¹⁵ or exchange of all real property. Also applies to manufactured homes and personal property mobile homes.</p>	<p>If a consumer information booklet¹⁶ is delivered to the transferee, then a seller or broker is not required to provide additional information concerning common environmental hazards.</p> <p>Although highly recommended, delivery is voluntary.</p> <p>However, known hazards on the property must be disclosed to the transferee.</p> <p><i>C.A.R. Combined Hazards</i> booklet may be used.</p>	<p>Cal. Civ. Code § 2079.7.</p>

Subject	Disclosure Trigger	Disclosure Requirement	More Info
<p>Seismic Hazard Zones</p>	<p>Sale of all real property which does contain or will eventually contain a structure for human habitation and which is located in a seismic hazard zone as indicated on maps created by the California Division of Mines and Geology.</p> <p>Also applies to manufactured homes and personal property mobile homes.</p>	<p>The seller's agent or the seller without an agent must disclose to the buyer the fact that the property is in a seismic hazard zone if maps are available at the county assessor, county recorder, or county planning commission office, or if the seller or seller's agent has actual knowledge that the property is in the zone. If the map is not of sufficient accuracy or scale to determine whether the property is in the zone, then either the agent indicates "yes" that the property is in the zone or the agent may write "no" that the property is not in this zone, but then a report prepared by an expert verifying that fact must be attached to C.A.R. Form NHD.</p> <p>If a TDS is required in the transaction, either a "Natural Hazard Disclosure Statement" or an updated local option disclosure form must be used to make this disclosure.</p> <p>The form NHD has been discontinued in the C.A.R. forms library. The statutory Natural Hazard Disclosure Statement which is provided as part of the third party NHD private report fulfills the statutory requirement.</p>	<p>Legal Q&A, Natural Hazard Disclosure Statement</p> <p>Cal. Pub. Res. Code § 2690 <i>et seq.</i>, § 2694; Cal. Civ. Code § 1103.</p>

Subject	Disclosure Trigger	Disclosure Requirement	More Info
Smoke Alarms Must Be In Compliance	<p>All existing real property dwelling units must have a smoke alarm centrally located outside each sleeping area (bedroom or group of bedrooms).</p> <p>All used manufactured homes, used mobile homes, and used multi-family manufactured housing must have a smoke alarm in each room designed for sleeping.</p> <p>However, as a point of sale requirement for single family properties and duplexes, the exemptions are the same as under the TDS law. Except that, transfers to or from governmental entities, and transfers of property acquired by a beneficiary after a foreclosure or trustee's sale, or after a deed in lieu, which are exempt under the TDS law, are not exempt from compliance as a point of sale requirement.</p> <p>In addition, new real property construction must have a hard-wired smoke alarm in each bedroom.</p> <p>Any additions, modifications, or repairs to real property (after Aug. 14, 1992) exceeding \$1,000 for which a permit is required or the addition of any bedroom will also trigger the requirement of a smoke alarm in each bedroom. (These may be battery operated.)</p>	<p>LOCAL LAW MAY BE MORE RESTRICTIVE! Check with the local City or County Department of Building and Safety.</p> <p>See next section for Disclosure requirement.</p>	<p>Legal Q&A, Smoke Alarm Requirements</p> <p>Cal. Health & Safety Code §§ 13113.7, 13113.8, 18029.6.</p>
Smoke Alarm Written Statement of Compliance	<p>The seller of a single family or two-unit dwellings, factory-built housing, a used manufactured home, used mobile home or used multi-unit manufactured housing must provide the buyer with a written statement indicating that the property is in compliance with current California law.</p> <p>Same exemptions for real property as from the TDS law. However, transfers to or from any governmental entity, and transfers by a beneficiary or mortgagee after foreclosure sale or trustee's sale, which are exempt under the TDS law, are not exempt from this law.</p>	<p>C.A.R. Forms TDS and MHTDS now include a statement of compliance.</p> <p>C.A.R. Form WHSD may be used when no TDS is used in the transaction.</p> <p>HCD Declaration must be used for used mobile homes, used manufactured homes, and used multi-unit manufactured housing, and be given to the buyer within 45 days prior to the transfer of title.</p>	<p>Legal Q&A, Smoke Alarm Requirements</p> <p>Cal. Health & Safety Code §§ 13113.8, 18029.6; 25 Cal. Code Regs. § 5545.</p>

Subject	Disclosure Trigger	Disclosure Requirement	More Info
<p>Special Flood Hazard Area</p>	<p>Sale of real property located in Zone "A" or " V" as designated by FEMA and if the seller or the seller's agent has actual knowledge or a list has been compiled by parcel and the notice posted at a local county recorder, assessor and planning agency.</p> <p>Also applies to manufactured homes and personal property mobile homes.</p>	<p>The seller's agent or the seller without an agent must disclose to the buyer if the property is in this Special Flood Hazard Area, if a parcel list has been prepared by the county and a notice identifying the location of the list is available at the county assessor, county recorder or county planning commission office, or if the seller or seller's agent has actual knowledge that the property is in an area.</p> <p>If a TDS is required in the transaction, either a "Natural Hazard Disclosure Statement" or an updated Local Option disclosure form must be used to make this disclosure.</p> <p>The form NHD has been discontinued in the C.A.R. forms library. The statutory Natural Hazard Disclosure Statement which is provided as part of the third party NHD private report fulfills the statutory requirement.</p>	<p>Legal Q&A, Natural Hazard Disclosure Statement</p> <p>Cal. Civ. Code § 1103; Cal. Gov't Code § 8589.3.</p>

Subject	Disclosure Trigger	Disclosure Requirement	More Info
<p>State Responsibility Area (Fire Hazard Area)</p>	<p>Sale of any real property located in a designated state responsibility area (generally a "wildland area") where the state not local or federal govt. has the primary financial responsibility for fire prevention. The California Department of Forestry provides maps to the county assessor of each affected county.¹⁷</p> <p>Also applies to manufactured homes and personal property mobile homes.</p>	<p>The seller must disclose to the buyer the fact that the property is located in this zone, the risk of fire, state-imposed additional duties such as maintaining fire breaks, and the fact that the state may not provide fire protection services. The disclosure must be made if maps are available at the county assessor, county recorder or county planning commission office, or if the seller has actual knowledge that the property is in the zone. If the map is not of sufficient accuracy or scale to determine whether the property is in this Area, then either the agent indicates "yes" that the property is in this Area or the agent may write "no" that the property is not in this Area, but then a report prepared by an expert verifying that fact must be attached to C.A.R. Form NHD.</p> <p>If a TDS is required in the transaction, either a "Natural Hazard Disclosure Statement" or an updated local option disclosure form must be used to make this disclosure.</p> <p>The form NHD has been discontinued in the C.A.R. forms library. The statutory Natural Hazard Disclosure Statement which is provided as part of the third party NHD private report fulfills the statutory requirement.</p>	<p>Legal Q&A, Natural Hazard Disclosure Statement</p> <p>Cal. Pub. Res. Code §§ 4125, 4136; Cal. Civ. Code § 1103.</p>

Subject	Disclosure Trigger	Disclosure Requirement	More Info
Supplemental Property Tax Notice	<p>Transfer⁶ of residential real property of 1-4 units.</p> <p>Same exemptions as for the Transfer Disclosure Statement.</p>	<p>The seller or seller's agent must deliver to the buyer the statutory notice.</p> <p>C.A.R. Form SPT may be used.</p>	Cal. Civ. Code §1102.6c.
Subdivided Lands Law	<p>Sale, leasing, or financing of new developments (condos, PUDs) or conversions consisting of 5 or more lots, parcels, or interests. However, a transfer of a single property to 5 or more unrelated people (unless exempt) may also trigger this law. There are exemptions too numerous to discuss in this chart.</p>	<p>The owner, subdivider, or agent, prior to the execution of the purchase contract or lease, must give the buyer/lessee a copy of the final public report (FPR), preliminary public report (PPR), or the conditional public report (CPR) issued by the DRE.</p> <p>No offers may be solicited until the DRE has issued one of these three reports. If the DRE has issued a CPR or PPR, then offers may be solicited, but close of escrow is contingent upon issuance of the FPR.</p> <p>Contracts entered into pursuant to a PPR may be rescinded by either party; contracts entered into pursuant to a CPR are contingent upon satisfaction of certain specified conditions.</p>	<p>Legal Q&As, Subdivided Lands Law, and Subdivision Applicability Chart</p> <p>Cal. Bus. & Prof. Code §§ 11018.1, 11018.12; 10 Cal. Code Regs. § 2795.</p> <p>See generally, Cal. Bus. & Prof. Code §§ 11000 <i>et seq.</i>; 10 Cal. Code Regs. §§ 2790 <i>et seq.</i></p>
Subdivision Map Act	<p>Any division of real property into 2 or more lots or parcels for the purpose of sale, lease, or financing. There are exemptions too numerous to discuss in this chart.</p>	<p>The owner/subdivider must record either a tentative and final map, or a parcel map (depending on the type of subdivision). Escrow on the transfer cannot close until the appropriate map has been recorded.</p>	<p>Legal Q&A, Subdivision Applicability Chart</p> <p>Cal. Gov't Code §§ 66426, 66428.</p> <p>See generally, Cal. Gov't Code §§ 66410 <i>et seq.</i></p>

Subject	Disclosure Trigger	Disclosure Requirement	More Info
Transfer Disclosure Statement	<p>Transfer⁶ of residential real property of 1-4 units.</p> <p>Also applies to manufactured homes and personal property mobile homes.</p> <p>Exemptions include probate, REOs, government owned, bankruptcy and some trusts. See TDS Q&A for other exemptions and details.</p>	<p>Sellers and real estate agents must complete a statutory disclosure form.</p> <p>C.A.R. Form TDS (statutory form for real property); C.A.R. Form MHTDS (statutory form for personal property mobile homes)</p>	<p>Legal Q&As, Transfer Disclosure Statement Law</p> <p>Transfer Disclosure Statement Exemptions</p> <p>Cal. Civ. Code §§ 1102 <i>et seq.</i></p>

Subject	Disclosure Trigger	Disclosure Requirement	More Info
<p>Very High Fire Hazard Severity Zone</p>	<p>Sale of any real property. Also applies to manufactured homes and personal property mobile homes.</p>	<p>The seller must disclose the fact that the property is located within this zone and whether it is subject to the requirements of Gov't Code Section 51182 (e.g., clear brush, maintain fire breaks). The disclosure must be made if maps are available at the county assessor, county recorder or county planning commission office, or if the seller has actual knowledge that the property is in the zone. If the map is not of sufficient accuracy or scale to determine whether the property is in this zone, then either the agent indicates "yes" that the property is in this zone or the agent may write "no" that the property is not in this zone, but then a report prepared by an expert verifying that fact must be attached to C.A.R. Form NHD.</p> <p>If a TDS is required in the transaction, either a "Natural Hazard Disclosure Statement" or an updated local option disclosure form must be used to make this disclosure.</p> <p>The form NHD has been discontinued in the C.A.R. forms library. The statutory Natural Hazard Disclosure Statement which is provided as part of the third party NHD private report fulfills the statutory requirement.</p>	<p>Legal Q&A, Natural Hazard Disclosure Statement Cal. Gov't Code §§ 51178, 51183.5; Cal. Civ. Code § 1103.</p>

Subject	Disclosure Trigger	Disclosure Requirement	More Info
<p>Water Conserving Fixtures Compliance</p> <p>Required by virtue of owning the property regardless of whether or not the property is being sold. It is not a point of sale requirement.</p>	<p>Applies only to real property built on or before Jan. 1, 1994 containing water fixtures.</p> <p>Exemptions:</p> <ul style="list-style-type: none"> Registered historical sites. Certified not technically feasible by licensed plumber. Water service disconnected. 	<p>Noncompliant plumbing fixtures (defined in Section 1101.3(c)) must be replaced by water conserving plumbing fixtures. However, this is a requirement of owning real property regardless of whether or not the property is being sold. It is not a point of sale requirement.</p>	<p>Legal Q&A Water-Conserving Plumbing Fixtures</p> <p>Cal. Civ. Code § 1101.1 <i>et seq.</i></p>
<p>Water Conserving Fixtures Disclosure</p>	<p>Applies only to real property built on or before Jan. 1, 1994 containing water fixtures.</p> <p>Exemptions:</p> <ul style="list-style-type: none"> Registered historical sites. Certified not technically feasible by licensed plumber. Water service disconnected. 	<p>The seller or transferor must disclose in writing to the prospective transferee that the law requires that noncompliant plumbing fixtures must be replaced with water-conserving plumbing fixtures and the required date, and also whether the real property includes any noncompliant plumbing fixtures (Cal. Civ. Code § 1101.4(c) single family and Cal. Civ. Code § 1101.5(a) multi-family and commercial).</p> <p>C.A.R. Forms TDS and SPQ should be used, or the ESD if the property is TDS-exempt. C.A.R. Form WCMD is optional.</p>	<p>Cal. Civ. Code § 1101.1 <i>et seq.</i></p>

Subject	Disclosure Trigger	Disclosure Requirement	More Info
<p>Water Heater Bracing Statement of Compliance</p>	<p>All real property with any standard water heater with a capacity of not more than 120 gallons for which a pre-engineered strapping kit is readily available.</p> <p>Legislative intent suggests this law applies only to residential properties, but the language of the statute does not limit the requirement to residential properties.</p> <p>All used mobile homes, used manufactured homes, and used multi-family manufactured housing with a fuel gas-burning water heater.</p>	<p>All owners of new or replacement water heaters and all owners of existing residential water heaters must brace, anchor or strap water heaters to resist falling or horizontal displacement due to earthquake motion. Water heaters located in closets are also subject to this law.</p> <p>The seller of real property must certify in writing to a prospective purchaser that he has complied with this section and applicable local code requirements.</p> <p>For real property, his certification may be done in existing transactional documents, including but not limited to, the Homeowner's Guide to Earthquake Safety, a real estate purchase contract, a transfer disclosure statement, or a local option disclosure of compliance.</p> <p>C.A.R. Forms TDS and MHTDS now include a statement of compliance.</p> <p>C.A.R. Form WHSD may be used when no TDS is used in the Transaction.</p> <p>HCD Declaration must be used for used mobile homes, used manufactured homes, and used multi-unit manufactured housing, and be given to the buyer within 45 days prior to the transfer of title.</p>	<p>Legal Q&A, Water Heater Bracing and Disclosure Requirements</p> <p>Cal. Health & Safety Code §§ 19211, 18031.7; 25 Cal. Code Regs. § 4102.</p>

Subject	Disclosure Trigger	Disclosure Requirement	More Info
Window Security Bars and Safety Release Mechanism	Transfer of residential real property of 1-4 units, or real and personal property mobile homes. Same Exemptions as the Transfer Disclosure Statement.	The seller must disclose the existence of any window security bars and any safety release mechanism on those window security bars. First page of C.A.R. Form TDS (statutory for, for real property); First page of C.A.R. Form MHTDS (statutory form for personal property mobile homes).	Cal. Civ. Code § 1102.16

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ENDNOTES

1. It is imperative to check local disclosure requirements. Local law may be more stringent than state law in certain areas or there may be additional disclosures required.
2. "Sale" includes exchanges of real property and installment land sale contracts (also called real property sales contracts). (Cal.Civ. Code 2079.13(l).)
3. This provision also applies to leases with an option to purchase, ground leases of land improved with 1-4 residential units, and real property installment sales contracts. (Cal.Civ. Code § 2079.1.)
4. Transfers which can be made without a public report pursuant to Section 11010.4 of the Business and Professions Code are exempt from a TDS but not from the Homeowner's Guide.
5. This Guide is available from C.A.R. and/or local Boards/Associations.
6. "Transfer" for the purposes of this law means transfer by sale, exchange, lease with option to purchase, purchase option, ground lease coupled with improvements, installment land sale contract, or transfer of a residential stock cooperative (Cal.Civ. Code § 1102).
7. These zones were formerly called, "Special Studies Zones." Some maps may still refer to the old name.
8. The maps may be purchased from **BPS Reprographics** by calling (415) 512-6550 with the names of the required maps. Special Publication 42 indicates the names of the maps of the Earthquake Fault Zones. This publication is available from the **California Geological Survey** (formerly the California Division of Mines and Geology) by calling (916) 445-5716.
9. Transfers which can be made without a public report pursuant to Section 11010.4 of the Business and Professions Code are exempt from a TDS but not from the Homeowner's Guide.
10. "Flood disaster area" means an area so designated by the U.S. Secretary of Agriculture or an area the President has declared to be a disaster or emergency as a result of flood conditions.
11. Transfers which can be made without a public report pursuant to Section 11010.4 of the Business and Professions Code are exempt from a TDS but not from the Homeowner's Guide.
12. This Guide is available from C.A.R. and/or local Boards/Associations.
13. This provision also applies to leases with an option to purchase, ground leases of land improved with 1-4 residential units, and real property installment sales contracts (Cal.Civ. Code § 2079.1).

14. "Transfer" for the purposes of this law means transfer by sale, exchange, lease with option to purchase, purchase option, ground lease coupled with improvements, installment land sale contract, or transfer of a residential stock cooperative (Cal.Civ. Code § 1103).
15. Transfers which can be made without a public report pursuant to Section 11010.4 of the Business and Professions Code are exempt from a TDS but not from the Homeowner's Guide.
16. The consumer information booklet entitled *Environmental Hazards, A Guide for Homeowners and Buyers* is available from C.A.R. and/or local Boards/Associations.
17. The **Department of Forestry**'s telephone number is (916) 653-5121.

California law sometimes requires that a specific form (or exact language) be used. Examples are the AD, FLD, TDS and MHTDS. Other times, the law requires a disclosure but doesn't mandate that particular language be used. However, C.A.R. provides forms for that purpose--indicated in this chart by the words "may be used." The law doesn't require the use of these forms. Examples are the AVID, MCN, NTF, SBSA, ESD, SPQ, AS, AB, WHSD, REO, and REOL.

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