

**PIEDMONT PURCHASE AGREEMENT ADDENDUM**

*This form is intended for use with the California Association of REALTORS® forms RPA “Residential Purchase Agreement” and/or RIPA “Residential Income Purchase Agreement”.*

**This Addendum is intended for use in the City of Piedmont. Please also review the separate Alameda County or city specific Ordinances and Regulations for property in the area you are either selling or buying. Disclosure documents and forms may contain references, including web site addresses and internet links (hyper-links), to additional important material that is not printed on the document itself. Buyers and Sellers should investigate those links if they are not entirely satisfied with the document as it is presented to them.**

The information in this Addendum has been compiled by the Oakland/Berkeley Association of REALTORS® and the Bay East Association of REALTORS® as a service to its members and is effective as of September 2021. This Addendum is not intended to be nor should it be considered to be an accurate reflection of all of the legal requirements that may be imposed by the governmental and quasi-governmental entities referenced in this Addendum either as of the date the document was created or at any time thereafter. Real Estate Brokers and their Sales Associates do not have the requisite training or skills to determine the legal sufficiency of this Addendum or the legal requirements that may be imposed upon the Property. If Seller or Buyer has any questions or concerns regarding their legal rights and obligations then they should consult with their own qualified California real estate attorney.

This is an Addendum to that Purchase Agreement dated \_\_\_\_\_ by and between \_\_\_\_\_ (Seller) and \_\_\_\_\_ (Buyer) for that Property commonly known as \_\_\_\_\_, \_\_\_\_\_, CA. (Property), Except as specified herein, all other terms and conditions remain unchanged.

**1. PRIVATE SEWER LATERAL COMPLIANCE:** The East Bay Municipal Utility District (“EBMUD”) Wastewater Control Ordinance requires property owners in certain areas of the EBMUD wastewater service area to obtain a compliance certificate that shows their private sewer laterals (“PSL’s”) are without defects and have proper connections. The ordinance requires property owners to test and, if needed, repair or replace their private sewer laterals when selling their property. *(For further details, see the Alameda County Disclosures and Disclaimers Advisory)*

**A.  PROPERTY EXEMPT:** Seller states that the property is EXEMPT because PSL on an affected property meets requirements set forth by EBMUD and Seller has/shall provide(d) evidence to Buyer, prior to final verification of condition.

**B.  PROPERTY NOT EXEMPT:** the following party shall be responsible for compliance (Check 1 or 2 below)

**1.  IN COMPLIANCE:** Seller will provide Buyer with a Certificate of Compliance, prior to final verification of condition.

**2.  COMPLIANCE BEFORE CLOSE OF ESCROW:** Seller shall complete all required inspections and required repairs, and provide Buyer with a Certificate of Compliance, prior to the final verification of condition.

**3.  COMPLIANCE AFTER THE CLOSE OF ESCROW:** If compliance is to take place after the Close of Escrow, then check either Seller or Buyer in each of the four paragraphs below:

A.  Seller  Buyer (**check one**) agrees to be responsible for obtaining the Certificate of Compliance within 180 days of the Close of Escrow.

B.  Seller  Buyer (**check one**) shall be responsible to pay the required EBMUD fee for this extension. The responsible party agrees promptly upon Acceptance of the Purchase Agreement to apply to EBMUD for a Time Extension Certificate, which shall be deliver to escrow prior to Close of Escrow.

C.  Seller  Buyer (**check one**) shall be responsible to post the deposit into escrow as is required by EBMUD for any Time Extension for compliance after Close of Escrow. Note: If the Certificate of Completion is not obtained within 180 days of the Close of Escrow, this deposit may be subject to forfeit and the property owner may be subject to enforcement action by EBMUD. Fee as of June 2019 is \$4,500, but is subject to change by EBMUD at any time.

D.  Seller  Buyer (**check one**) to receive refund of the deposit once Certificate of Compliance is obtained.

**C.  CONDOMINIUM:** Condominiums are also required to comply with the private sewer lateral program. Condominiums and other Common Interest Developments with a Homeowners' Association ("HOA") were generally excluded from bringing PSLs into compliance, whether using individual or shared sewer laterals, and had until July 12, 2021 to comply BUT ONLY if the HOA was built before July 12, 2019 and the HOA is legally responsible for maintaining the sewer laterals (the HOA has not filed an appropriate notification of non-responsibility). HOAs built after July 12, 2019, have a 24-month deferral period from date of completion to be in compliance, There are several exceptions. Brokers have no expertise on this topic. For more information go to <http://www.eastbaypsl.com/eastbaypsl/extension.html>

Generally, the HOA is responsible for the PSL compliance, if it is not then  Seller  Buyer (check one) shall be responsible.

**2. BUILDING PERMIT STATUS:** Buyer and Seller are aware that all Municipalities have the right to withhold the issuance of any additional building permits on a property until all previous permits have received a final inspection sign-off. Currently, the City of Piedmont is the only Municipality that is strictly enforcing this regulation.

A.  Buyer has received a copy of the Piedmont Permit History Search ordered by Seller.

B.  **In Compliance: (If checked)** Seller warrants that all previous building permits issued for the Property have received final inspections.

C.  **Not in Compliance - Responsibility for Compliance: (If checked)** The Property is not yet in compliance with the City of Piedmont Municipal Code. (**Check either 1 or 2 below**)

1.  Prior to Close of Escrow, Seller shall final all previously issued Building Permits that are required to be finalized by the City of Piedmont.

2.  Buyer accepts all responsibility for Permit Compliance.

**3. HOME ENERGY ASSESSMENT DISCLOSURE:** The City of Piedmont requires that Sellers who must complete a Real Estate Transfer Disclosure Statement ("TDS"), shall Deliver to prospective Buyers information about the energy use and costs of residential (1 to 4 units) offered for sale prior to the Close of Escrow. The Home Energy Assessment Disclosure can be met by obtaining either a Home Energy Score or a Home Energy Audit prepared no more than five years prior to the date the Property is advertised or listed

for sale. Disclosure of this information should be made when Buyer is in receipt of the Piedmont Permit History Search described in section 2 of the addendum above.

- A.  Buyer has received a Home Energy Audit or Home Energy Score.
- B.  Prior to Close of Escrow, Seller shall Deliver a Home Energy Audit or Home Energy Score to Buyer.
- C.  **PROPERTY AND/OR SELLER EXEMPT:** Residence was constructed within ten years prior to the date of advertising or listing for sale and/or Seller is exempt from completing a TDS.

For further information about the Home Energy Audit or Home Energy Score requirement, review City of Piedmont Ordinance 751 N.S and/or contact the City of Piedmont Planning & Building Department at (510) 420-3050

**4. SIDEWALK REPAIR ORDINANCE:** Buyer and Seller are aware that pursuant to City of Piedmont Code §18.26, the following requirements apply to the construction and/or repair of sidewalks and driveways within the City of Piedmont: a) When the real property is developed for any use; b) In conjunction with the issuance of any permit or aggregate of permits, within the year preceding the date of application, in the amount of \$5,000.00 or more on the real property; c) In conjunction with the sale of the real property. **(Check either A or B below)**

- A.  **In Compliance:** Seller warrants property is already in compliance
- B.  **Not in Compliance – Responsibility for Repairs: (Check either 1 or 2 below):**
  - 1.  Repairs shall be the paid by Seller
  - 2.  Repairs shall be the paid by Buyer

**5. WATER CONSERVING PLUMBING FIXTURES:**

California Law requires owners of single-family residential property built before 1994 to install water conserving plumbing fixtures by 2017. Additionally, if any such Property is altered or improved, then water conserving plumbing fixtures must be installed as a condition of final permit approval (Cal. Civil Code Section 1101.4). Although California law does not make compliance with this statute a point of sale requirement (condition of sale), this Addendum shall establish which of the undersigned Parties is responsible for compliance with this law. **(Check either A or B below)** .

- A.  **Seller Responsible:** Seller either (a) has complied with retrofitting the Property with compliant water conserving plumbing fixtures; or (b) prior to the Close of Escrow, shall pay for the retrofit of all non-compliant water conserving plumbing fixtures with compliant fixtures of quality comparable to existing fixtures.
- B.  **Buyer Responsible:** Buyer shall be responsible and pay for all expenses in retrofitting all non-compliant water conserving plumbing fixtures with compliant fixtures after the Close of Escrow, or as specified in the Permit Work paragraph below.

**6. POOL/SPA SAFETY DEVICES**

To prevent drowning of children four (4) years of age and under, California law requires owners of single-family residential property with a pool and/or spa to install at least 2 of 7 safety devices. Home inspection reports used in the sale of single-family residence must disclose if the Property has any pool and/or spa safety devices. If the Property is altered or improved, then at least two (2) safety devices must be installed as a condition for final permit approval (Cal. Health & Safety Code Section 115925). Although California law does not make compliance with this statute a point of sale requirement (condition of sale), this Addendum shall establish which of the undersigned Parties is responsible for compliance with this law. **(Check either A**

- A.  Seller Responsible: Seller either (a) has complied with retrofitting the Property with at least two (2) drowning prevention devices; or (b) prior to the Close of Escrow, shall pay for and retrofit the Property with two (2) drowning prevention devices as required by state law.
- B.  Buyer Responsible: Buyer shall be responsible and pay for all expense in retrofitting the Property with two (2) drowning prevention devices as required by state law after the Close of Escrow, or as specified in the Permit Work paragraph below.

**7. PERMIT WORK PRIOR TO CLOSE OF ESCROW**

The Parties understand, acknowledge and agree that, in the event there is an agreement that the Seller will perform any repairs prior to the Close of Escrow that constitute alterations or improvements at the Property will require the issuance and finalization of a permit, the governing agency will require that the Property be retrofitted with compliant water conserving plumbing fixtures as a condition of finalizing the permit and/or at least two (2) drowning prevention devices; in the event, **the Party designated above shall be responsible for the expense of such retrofitting regardless of who is paying for the work necessitating the permit.**

*NOTE: (a) the interpretation as to what constitutes an alteration or improvement may differ in different jurisdictions and (b) real estate licensees cannot predict what interpretation will be used at any point in time by any permit issuing entity.*

**Other Ordinances: All jurisdictions have ordinances that may affect the use, value, development or enjoyment of any property. You are advised to visit the appropriate website or offices of the appropriate jurisdiction to determine whether the Property is in an area regulated by such ordinances.**

**SOURCES OF INFORMATION:**

**City of Piedmont:** <http://www.ci.piedmont.ca.us/>  
120 Vista Avenue, Piedmont, CA Tel: 510/420-3040  
**Police** <http://www.ci.piedmont.ca.us/> Tel: 510/420-3000

**Other areas in Alameda and Contra Costa counties:** <http://www.co.contra-costa.ca.us/> or <http://www.co.alameda.ca.us/>.  
See office addresses on website.

**East Bay Municipal Utility District (EBMUD):** <http://www.ebmud.com>

**THE UNDERSIGNED AGREE TO ALL OF THE TERMS AND CONDITIONS ABOVE AND ACKNOWLEDGE RECEIPT OF ALL FOUR (4) PAGES OF THIS DOCUMENT**

\_\_\_\_\_  
Buyer

Dated: \_\_\_\_\_

\_\_\_\_\_  
Buyer

Dated: \_\_\_\_\_

\_\_\_\_\_  
Seller

Dated: \_\_\_\_\_

\_\_\_\_\_  
Seller

Dated: \_\_\_\_\_