



City of Morgan Hill Utility Inspections before Property Sale Program Exemption Form

IMPORTANT: All Utility Inspection Exemption Forms must be submitted to the City of Morgan Hill Utility Billing Department with evidence supporting the exemption determination when applying for new utility services.

Property Information

Street Address: _____ Assessor's Parcel Number: _____

Exemption Determination [Supporting evidence must be attached to this form].

Instructions:

Step 1 – Seller and/or Buyer completes parts A and B of this form to indicate exemption.

Step 2 – Seller and/or Buyer completes part C of this form (Signature).

Step 3 – Include completed Exemption Form with your water service application. **Be sure to attach supporting evidence for the Exemption determination. See evidence examples on page two.**

A. The above-referenced property does not require a Private Sewer Lateral Inspection for the following reason:

- Not applicable, I am only applying for the Plumbing Fixture Inspection exemption (see below).
- The private sewer lateral was constructed or completely replaced fifteen years or less prior to the property sale date.
- The property is connected to a private sanitary sewer collection system subject to Municipal Code Section 13.20.075.
- The property is connected to a separate septic system and/or is not connected to the city sewer system.
- The private sewer lateral was inspected by a NASSCO certified Qualified Contractor and met city standards less than ten years prior to the property sale date and the Certificate of Compliance is still valid.
- The transfer of title to real property does not meet the definition of "sale of property" as set forth in Municipal Code Section 13.20.030 (23) and is excluded from property tax reassessment by Revenue and Taxation Code Section 60 et seq. and/or as determined by the Santa Clara County assessor.

B. The above-referenced property does not require a Plumbing Fixture Inspection for the following reason:

- Not applicable, I am only applying for the Private Sewer Lateral Inspection exemption (see above).
- Documentation that all structures that include plumbing fixtures on the property changing ownership were constructed in 1994 or later.
- The property is connected to a private well and/or is not connected to the city water system.

- Documentation that all plumbing fixtures on the property changing ownership were renovated in 1994 or later and completed a City of Morgan Hill Water Conservation Inspection After Renovation Form.
- The city manager or designee may grant an exemption to the provisions of this chapter to any person if the city manager or designee determines that the unique configuration of a building drainage system or portions of a public sewer, or both, are incompatible with high efficiency toilet specifications and require a greater quantity of water to flush the system in a manner that is consistent with public health.
- Structures that are considered architecturally significant and which are listed as such in a recognized federal, state, or local historic registry or in the city's general plan are exempt from the requirements of this chapter when both of the following circumstances exist: authentic historic plumbing fixtures are presently in place in the structure, and the plumbing fixtures cannot be replaced by matching high efficiency fixtures.
- The transfer of title to real property does not meet the definition of "sale of property" as set forth in Municipal Code Section 13.20.030 (23) and is excluded from property tax reassessment by Revenue and Taxation Code Section 60 et seq. and/or as determined by the Santa Clara County assessor.

C. Seller and/or Buyer's Signature

By signing below, I, the Seller/Buyer of the above-referenced property, declare that the information presented in this Exemption Form, including all supporting evidence attachments, is true and correct to the best of my knowledge, under penalty of perjury.

<i>Seller/Buyer's name (please print)</i>	<i>Seller/Buyer's signature</i>	<i>Date</i>	<i>Telephone</i>
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Seller/Buyer's Mailing Address: _____

Seller/Buyer's Email Address: _____

Indicate if you are the Seller or Buyer: _____

FOR OFFICE USE ONLY: CITY ACKNOWLEDGEMENT OF RECEIPT

Date of Receipt:

City Reviewer:

Background

Prior to the time of sale all residential, commercial, and industrial buildings within the City of Morgan Hill shall complete both Utility Inspections (private sewer lateral and plumbing fixtures), unless the responsibility to repair and/or retrofit has been transferred or exempted. This includes an inspection of the private sanitary sewer lateral and/or plumbing fixtures inspected by a qualified contractor/licensed plumber for any defects and be repaired, corrected, or retrofitted to meet the City's standards as specified by the Utility Inspection Report unless exempted under Section 13.20.070 or Section 13.04.335 of the Morgan Hill Municipal Code.

If a property is exempt from the Utility Inspection requirements, then this Exemption Form, **accompanied by evidence thereof**, may be submitted to the City of Morgan Hill Utility Billing Division when applying for new water services.

Examples of supporting evidence could include, but are not limited to:

- Santa Clara County Assessor's Database with Year Built
- Title Company Report with Year Built
- City of Morgan Hill Building Plans with Year Built
- Septic tank invoice
- MLS Listing with Year Built
- HOA documentation responsible for private sanitary sewer collection system
- Confirmation from city via email or letter that it is connected to a private sanitary sewer collection system

For additional information, please contact Environmental Services Department by phone at (669) 253-4332 or email at PSL.WC@morganhill.ca.gov.