

Exhibit N

HERMOSA BEACH MUNICIPAL CODE CHAPTER 15.26 PROPERTY RECORD REPORTS (VOLUNTARY PROGRAM)

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15.26.010 Intent.

The intent of this chapter is to provide an optional informational report to assist owners, prospective buyers, tenants, lenders, and their agents in understanding the City's records relating to zoning, permits, and authorized uses of a property. This chapter does not require the preparation, delivery, or receipt of a report in connection with any sale, transfer, financing, lease, or other conveyance of property.

15.26.020 Definitions.

For purposes of this chapter:

- A. "Owner" means any person or entity holding legal or equitable title to real property.
- B. "Property" means any parcel, building, structure, or improvement located within the City, regardless of use, zoning, or occupancy type.
- C. "Property Record Report" means the informational report prepared by the City based on available records and any inspection authorized under this chapter.
- D. "Agreement of sale" means any written instrument providing for the transfer of an ownership interest in property.

15.26.030 Optional Property Record Report.

The owner, prospective buyer, or authorized agent may request a Property Record Report from the City at any time. The City is not required to prepare or deliver a report for any transaction.

15.26.040 Application, contents of report, and review of records.

Upon application and payment of the required fee, the Building Official shall review available City records and conduct an exterior review of the property. An interior inspection may be performed only with the owner's written consent. A Property Record Report may include, when available:

- A. The street address or description of the property.
- B. Permitted uses and authorized improvements based on available City records.
- C. Applicable zoning classification.
- D. Variances, entitlements, or use permits of record.
- E. Apparent inconsistencies or suspected unpermitted work when the present use or configuration appears inconsistent with zoning or building records and such condition does not appear to have been established under a City-issued permit.
- F. Notations of any apparent violations based solely on available records or observations from an exterior review.

All items listed in this section are informational only. The City does not certify completeness of its records or the legality of any structure or use.

15.26.050 Delivery of report.

The City does not provide delivery services for Property Record Reports in connection with a sale or transaction. The requesting party is solely responsible for obtaining, distributing, or retaining the report for their own purposes.

15.26.055 Buyer inquiries and clarification.

A buyer or authorized agent who receives a Property Record Report may submit written questions to the Community Development Department regarding the contents of the report. Responses are informational only and based on available City records.

15.26.060 Physical examination of property (optional).

Upon request of the owner, the City may conduct a physical examination. Interior inspection requires the owner's written consent. Any report shall include the following advisory:

"This report is based on available City records and any exterior review or interior inspection authorized by the owner. Interior inspection is voluntary and not guaranteed. The report is informational only and does not represent compliance with any City code, nor does it certify the structural or legal condition of any building or improvement."

15.26.070 Exceptions.

Because this program is voluntary, exceptions listed in this section are retained only for historical context and do not modify the optional nature of this chapter.

15.26.080 Forms and time limits.

The Building Official shall prepare and maintain standardized forms for this program. The City shall deliver the Property Record Report within thirty days of receiving a complete application and required fees, unless delayed by conditions outside the City's control.

15.26.090 Nonliability of City.

The issuance of a Property Record Report is not a representation by the City that any property, structure, or use complies with applicable laws. The report does not guarantee the structural condition, safety, legality, or habitability of any building or improvement.

The report is based solely on available City records and any review or inspection authorized by the owner. Errors or omissions do not limit or restrict the City's authority to enforce any building, zoning, fire, housing, or municipal code provision against the owner, buyer, tenant, or any future occupant.

Neither the adoption of this chapter nor the preparation or delivery of any report shall impose liability on the City for any errors or omissions, nor shall the City bear any liability not otherwise imposed by law.

15.26.100 Enforcement.

Because participation in this program is voluntary, failure to request or provide a Property Record Report is not a violation and does not affect the validity of any sale, transfer, or lease of property. Any fraud or misrepresentation unrelated to this program remains subject to enforcement under other applicable laws.