

California Water-Conserving Plumbing Fixtures Law

Must Know Facts for 2017

Properties Covered



- As of January 1, 2017: single-family properties
- As of January 1, 2019: all other properties
- As of January 1, 2014: any altered or improved properties as a condition of final permit approval

What's Required?

- Homeowners must install water-conserving plumbing fixtures
- Requirement is immediate and not a point of sale requirement
- Homeowners must also disclose non-compliant plumbing fixtures with sale



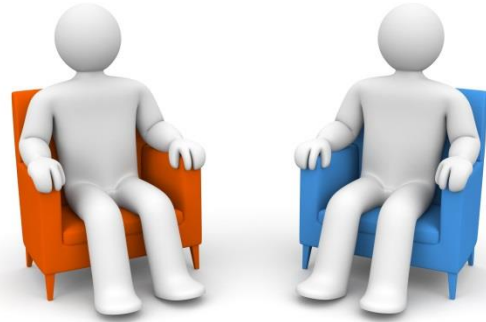
What is Your Obligation as an Agent?



- This is NOT an agent obligation. It is solely a homeowner requirement.
- You should NOT represent to a party that a plumbing fixture complies with the law



How May I Help My Clients Comply?



- Direct them to form TDS to answer if the property has any water-conserving plumbing fixtures.
- Direct them to form SPQ to disclose if they are aware of any non-compliant plumbing fixtures.
 - *If they are uncertain, it is always best to be cautious and check “yes”
- Provide them with C.A.R. form WCMD for the technical specifications of non-compliant fixtures.
- Direct homeowners to an expert (plumber, contractor, retrofit compliance company, etc.)

City and Country Requirements Remain

- The state law does not replace local requirements
- Existing retrofit laws remain in effect
- City and County requirements may continue to be increased



Any Exemptions?

- Historical sites
- Property where it isn't technically feasible to install water-conserving fixtures
- Buildings where the water is permanently disconnected.
- Buildings slated for demolition
- Cities or counties that have a retrofit law adopted prior to July 1, 2009



Additional Resources

- C.A.R. Legal Q & A: Water-Conserving Plumbing Fixtures (available on www.car.org)
- C.A.R. Brochure: California Law Requires Water Conserving Plumbing Fixtures; 5 Things You Need to Know (available within zipForm® in the epubs library and on www.car.org in the Legal Tools
- C.A.R. Video Short: Homeowners Required to Install Water-Conserving Plumbing Fixtures (available on www.car.org in the Legal Tools section)