

CITY OF PACIFICA LATERAL COMPLIANCE CERTIFICATE  
FREQUENTLY ASKED QUESTIONS

1. Question - My property was listed prior to January 1 2012 but will close escrow after January 1 2012. Does my property require a “Lateral Compliance Certificate”?

Answer – No, if a property was listed on the Multiple Listing Service (MLS) prior to January 1 2012 and continued to stay listed after January 1 2012 it is not required. Only properties listed or re-listed after January 1 2012 are required to obtain a Lateral Compliance Certificate.

2. My property was never listed on the Multiple Listing Service (MLS) and I am selling it privately or I am doing an inter-family transfer of ownership. Do I need to obtain a Lateral Compliance Certificate?

Answer – Yes, if your property is scheduled to transfer after January 1 2012 and it was never listed on the MLS it is required to obtain a Lateral Compliance Certificate even for inter-family transfers.

3. Question - My property is required to obtain a “Lateral Compliance Certificate”, will I be eligible to apply for the City of Pacifica’s Lateral Grant Program?

Answer – If your property is in one of the specified program areas (Lower Linda Mar, Pedro Point, Vallemar or Fairway Park), yes you can apply for the City of Pacifica’s Lateral Grant Program.

4. Question – What if the property is bank owned? Does it still need a Lateral Compliance Certificate?

Answer – Yes, regardless of who owns the property a Lateral Compliance Certificate will be required prior to the transfer of the title.

5. Question – My property is a condo/townhouse with a shared sewer lateral; do I need to obtain an individual Lateral Compliance Certificate for my property?

Answer – No, An Individually-Owned Unit in a Multi-Unit Structure Served by a Single Lateral or Shared Laterals Such as a Condominium or Other Common Interest Development will not be required to obtain an individual Lateral Compliance Certificate, although within ten (10) years of the effective date (January 1 2012) of this Chapter the homeowners’ association or a responsible party for this type of multi-unit structure shall determine if the sewer lateral(s) is(are) in compliance with Sections 6-13.602 and 6-13.604 and perform any necessary repair or replacement work to achieve compliance. After the work is completed, re-certification of the sewer lateral shall occur at twenty (20) year intervals.

6. Question – I do not think I can obtain the Lateral Compliance Certificate prior to close of escrow. Is there anyway to get a time extension?

Answer – Yes, if the City’s Compliance Certificate can not be obtained prior to title transfer, the property owner may request a time extension of 180 days in which to perform the repairs or replacement required in conjunction with the transfer of property by applying to the City for a Time Extension Certificate.

The Time Extension Certificate request shall be submitted to the City with the required fee established pursuant to this Article. Upon issuance of the Time Extension Certificate, funds in the amount of \$5,000 are to be posted into escrow. However, if the sewer lateral is longer than 50 feet, the Director may require funds in excess of \$5,000 to be deposited in escrow. The Director shall determine the deposit amount for sewer laterals longer than 50 feet based on estimates received from licensed contractors to replace the entire length of the sewer lateral. Property owners are responsible for the full cost of lateral compliance with City requirements, which may exceed the deposit amount. Once the upper sewer lateral passes a verification test, funds will be released in accordance with escrow instructions.

If the work is not completed within 180 days of issuance of the Time Extension Certificate, or does not meet the conditions required by this Article, the escrow funds may be forfeited following a hearing, as appropriate, and the current property owner is subject to an enforcement action set forth in this Article. The City will take possession of the forfeited escrow funds and the current property owner must demonstrate the compliance of their upper sewer lateral with this Article prior to requesting that the City consider release of the forfeited funds, less the City’s costs. After close of escrow, the current property owner shall be responsible for all costs associated with the lateral compliance.

7. Question – Is there a required company that I have to hire to make the sewer lateral video recording?

Answer – No, you can hire any person or company to perform the video but there are certain requirements that need to be met in order for the video to be acceptable. The video must meet these basic requirements:

- a) shall be in DVD format
- b) shall be in color (any black & white, cloudy, fuzzy, or otherwise unclear video will be returned for resubmission)
- c) shall show the address of the lateral on a continuous video with the lateral condition
- e) shall show the date the video was taken
- f) shall clearly show the cleanout or access point used to insert the camera into the lateral
- g) shall have a running foot or time marker clearly visible on the screen
- h) where joints are present, shall briefly stop the camera at each to clearly indicate their integrity

- i) shall have the date the DVD was submitted to the City written on the DVD along with the address of the inspection site and telephone number for the point of contact
- j) shall show entire sewer lateral from the structure to the connection on the city's main sewer

At the Collection System Manager's discretion, the video may be returned for resubmission in accordance with the above requirements if any of the above requirements are not strictly adhered to.

If you have a questions that were not addressed above please contact:

Brian Martinez Sr.  
Collection System Manager  
700 Coast Hwy  
Pacifica, Ca. 94044  
Phone: 650 738 4669  
Email: [martinezb@ci.pacifica.ca.us](mailto:martinezb@ci.pacifica.ca.us)