



## Los Osos and Nipomo Retrofit-on-Sale Requirements

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET - ROOM 200 - SAN LUIS OBISPO - CALIFORNIA 93408 - (805) 781-5600

### LOS OSOS GROUNDWATER BASIN AND NIPOMO MESA MANAGEMENT AREA RETROFIT ON SALE ORDINANCE

In 2008, the Board of Supervisors approved retrofit-on-sale ordinances for the Los Osos area and the Nipomo Mesa Management Area. The ordinances address groundwater basin resource constraints by requiring plumbing retrofits of older, non-conserving toilets and showerheads with those that are water efficient before buildings can be sold.

The Board of Supervisors approved changes effective March 10, 2015 to fixture requirements under the program. Those changes are reflected below.

Sellers of homes that use water from the Los Osos Groundwater Basin or that overlie the Nipomo Mesa Management Area must submit verification to the department of Planning and Building that plumbing fixtures meet the following requirements. To find out if a property is within these areas, visit [www.sloplanning.org/PermitView/MapSearch](http://www.sloplanning.org/PermitView/MapSearch). Under layers, click Groundwater, and check "Groundwater Basins at LOS III". Zoom in on Los Osos and Nipomo to see if the property is within the shaded area.

<b>Existing Toilets</b>	<b>Replacement Required? (1.28 or less gpf)</b>
Greater than 1.6 gpf	Yes
Less than or equal to 1.6 gpf	No
<b>Existing Showerheads</b>	<b>Replacement Required (2.0 or less gpm)</b>
Greater than 2.0 gpm	Yes
2.5 or less gpm	No
<b>Faucet Aerators</b>	Must install or replace to not exceed 1 gpm

**Homes built after January 1<sup>st</sup>, 1994** are known to have 1.6 or less gpf toilets. Sellers of these homes may choose to submit evidence of the age of the home in lieu of the Retrofit Verification Form.

#### Retrofit Verification Process

Prior to transfer of title, the retrofit verification form must be completed and signed by either a licensed plumber or a licensed home inspector. The plumber's or home inspector's license certification number must be included on the form. The form must be submitted to: [planning@co.slo.ca.us](mailto:planning@co.slo.ca.us) The department will approve the information and provide the seller with a Water Conservation Certificate.

#### Finding a Good Replacement Toilet

Before you purchase a replacement toilet, you can check toilet ratings online at [www.map-testing.com](http://www.map-testing.com). Higher ratings reflect better flushing performance.



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## Title 8: Retrofit Verification Form

Date: \_\_\_\_\_

Location: \_\_\_ Los Osos \_\_\_ Nipomo

Address: \_\_\_\_\_

APN: \_\_\_\_\_

Seller: \_\_\_\_\_  
(First name & last name)

Agent: \_\_\_\_\_

Inspector: \_\_\_\_\_

Inspector's license #: \_\_\_\_\_

### **Bathroom # 1**

Existing Toilet \_\_\_\_\_ GPF  
(Must replace if greater than 1.6)

New Toilet \_\_\_\_\_ GPF  
(Must be 1.28 or less)

Existing Showerhead \_\_\_\_\_ GPM  
(Must replace if greater than 2.5)

New Showerhead \_\_\_\_\_ GPM  
(Must be 2.0 or less)

Faucet Aerator Present? Yes/No  
(Circle one)

New Aerator Installed? Yes/No \_\_\_\_\_ GPM  
(Circle one) ( 1.0 or less)

### **Bathroom # 2**

Existing Toilet \_\_\_\_\_ GPF  
(Must replace if greater than 1.6)

New Toilet \_\_\_\_\_ GPF  
(Must be 1.28 or less)

Existing Showerhead \_\_\_\_\_ GPM  
(Must replace if greater than 2.5)

New Showerhead \_\_\_\_\_ GPM  
(Must be 2.0 or less)

Faucet Aerator Present? Yes/No  
(Circle one)

New Aerator Installed? Yes/No \_\_\_\_\_ GPM  
(Circle one) ( 1.0 or less)

\*Please use more than one form if home has additional bathrooms.

Email completed form to [planning@co.slo.ca.us](mailto:planning@co.slo.ca.us) to receive certificate.