

THE RESIDENTIAL PROPERTY REPORT (FKA THE 9A REPORT) - EXPLAINED

WHAT IS THE 9-A FORM?

The 9-A Form is required by the City of Los Angeles, Department of Building and Safety (LADBS). The form requests information such as; the Assessor Number, Street Address and Description of the Property being sold, and the Legal Description of the Property as shown on the Grant Deed.

DOES THE CITY CHARGE A FEE FOR FILING THE 9-A REPORT?

Yes, the LADBS charges \$70.85 to file the 9-A Report. This Fee is required by the LADBS to be paid up front (via check or credit card) by the owner or the party who agreed to pay it in the purchase contract.

WHAT IS THE PURPOSE OF THE 9-A REPORT?

There are many purposes of the 9-A report. First, it is to inform buyers of potential or pending special assessments to the property, such as plans for new sewers or sidewalks, which the City of Los Angeles may be planning. Over the years, Building and Safety has added other items to this report, as a way to make sure properties are in compliance with various minimum code requirements, at the time ownership is transferred.

WHAT ARE THE ITEMS COVERED BY THE 9-A REPORT?

1. Smoke Detectors
2. Water Conservation Retrofit
(which is a duplication of the DWP requirements above)
3. Impact Hazard Glazing on sliding glass and shower doors.
4. Seismic Gas Shut Off Valves
5. Oak Tree Compliance (for properties over 1 acre)
6. Specific Requirements where bars are on the windows of sleeping rooms
7. Apartments of three or more units must have security lighting and locks