

**MALIBU/TOPANGA LEASE
LOCAL CONDITIONS ADVISORY**

This Advisory is for the exclusive use of active members of the Malibu Association of REALTORS®
(Revised April 2026)

NATURAL AND HAZARDOUS CONDITIONS: Tenant is advised that Los Angeles and Ventura County contain areas that may be affected by natural hazards, including but not limited to, fires, flooding, severe winds, landslides, mudslides, rockslides, high wave action on beaches, rising sea levels, tsunamis, road closures, wildlife, earthquakes, and corrosive sea air. The City of Malibu, unincorporated Malibu, Topanga, the Santa Monica Mountains, and general area are located in a wildland interface zone. Encounters with mammals, reptiles, amphibians, marine life, insects and birds, not limited to mountain lions, bobcats, snakes (both venomous and non-venomous), tarantulas, scorpions, ticks, eagles, hawks, coyotes, bears, rodents, sharks, jellyfish, peacocks, and parrots are not uncommon. Contact the California Department of Fish and Wildlife for more information.

ROAD SAFETY: Roads, including but not limited to, Pacific Coast Highway (PCH) and the various canyon roads may present hazards, including but not limited to, noise, speeding vehicles, jaywalkers, cyclists, motorcyclists, animal crossings and construction. These roads may also experience closures due to mudslides, rain, flooding, special events, accidents or other unforeseen events.

EMERGENCY PREPAREDNESS: Both Malibu and Topanga have emergency information regarding road closures and evacuation zones. All residents are advised to proactively become aware of safety protocols and evacuation zones in case of emergency.

AGRICULTURAL DEVELOPMENT: The cultivation of grapes and other crops on properties is regulated by government entities and may require approval. Some vineyards may not have the necessary permits. Tenant is advised to investigate any agricultural uses, whether for commercial or personal purposes, prior to entering into a lease for the Property if such uses are intended by Tenant.

TRAILS/CAMPSITES: Tenant is advised to check the “Parkland and Trails System Map” of the Local Coastal Program of the City of Malibu for the potential impact of trails, as well as the Los Angeles County and Ventura County Trails Plan. The State of California has proposed several overnight campsites in the incorporated and unincorporated areas of Malibu and Topanga.

HORSE/EQUESTRIAN/LIVESTOCK: Certain governmental agencies (including but not limited to City, County, and California Coastal Commission (CCC)) may require specific permits which may establish limitations or mitigations relative to the use of equestrian and other livestock, such as the number(s) allowed (if any), setbacks from oaks or other trees, or from riparian habitat, etc.

PRIVATE WASTE DISPOSAL SYSTEM: The Property may rely on a private waste disposal system such as a septic tank, cesspool, seepage pits, or leach fields. The system’s efficiency may be impacted by various factors, including but not limited to, the number of occupants, waste composition, or environmental factors like rainfall or tidal action.

WATER SHORTAGES AND EMERGENCY WATER CONSERVATION: The Property may be located in an area which may experience serious water shortages. The policies and aging infrastructure of the local water district and the City and/or County in which the Property is

located can result in the occurrence of any or all of the following (but not limited to): (i) limitations on the amount of water available to the Property, loss of water pressure (ii) restrictions on the use of water, and (iii) increasingly graduated cost per unit of water used, including but not limited to penalties for excess usage. If the Property is serviced by a private water well, drought conditions and/or low-water table may make it necessary to arrange, through a private supplier, for delivery of water to the Property.

POWER SHORTAGES AND EMERGENCY SHUT OFF: Extreme weather, including but not limited to, winds, wildfires or other safety concerns may cause temporary outages of power, water, gas, and communication services. Tenant is advised to stay informed by accessing information from local authorities and utility providers.

SCHOOLS: Neither individual schools nor the school district closest to the Property may be the schools or school district serving students living on the Property. There is also no guarantee that schools nearest to the Property will be available for enrollment. School availability may depend on multiple factors. Tenant is advised to contact local school districts for accurate information.

RESIDENTIAL CARE FACILITIES: State and federal laws may allow the operation of residential care facilities. For information Tenant is advised to contact relevant government departments.

SHORT TERM RENTALS/FRACTIONAL OWNERSHIP: Some neighborhood properties may be rented for less than 30 days. Some neighborhood properties may be owned under a fractional ownership agreement.

UNHOUSED INDIVIDUALS: Local areas may experience unhoused individuals. Local law enforcement and municipalities are charged with enforcement of local laws.

PARTIES, EVENTS, COMMERCIAL FILMING & PHOTOGRAPHY: Tenant is advised to check with the appropriate City and/or County permit office and Housing Provider (HP) prior to planning any gatherings, events, or commercial activities such as filming or photography. Tenant is advised to obtain necessary approvals and/or permits.

LAW ENFORCEMENT: The City of Malibu contracts with the Los Angeles Sheriff's Department for law enforcement services. The Malibu/Lost Hills Sheriff's Station provides law enforcement services to the city of Malibu and surrounding jurisdictions. Unincorporated areas may be serviced by different law enforcement services.

INSURANCE: Tenant is advised to research the availability, coverage limits, and costs of renter's and liability insurance.

ACKNOWLEDGEMENTS

TENANT IS STRONGLY ADVISED TO FULLY INVESTIGATE EACH OF THE MATTERS DESCRIBED IN THIS LOCAL CONDITIONS ADVISORY.

BOTH TENANT AND HOUSING PROVIDER (HP) ACKNOWLEDGE THEY HAVE RECEIVED A COPY OF THIS LOCAL CONDITIONS ADVISORY.

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Tenant: _____ **DATE:** _____
Printed Name: _____

Tenant: _____ **DATE:** _____
Printed Name: _____

Housing Provider: _____ **DATE:** _____
Printed Name: _____

Housing Provider: _____ **DATE:** _____
Printed Name: _____

Real Estate Broker (Tenant's Firm): _____

Agent: _____ **DATE:** _____
Printed Name: _____

Real Estate Broker (HP's Firm): _____

Agent: _____ **DATE:** _____
Printed Name: _____

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