

**MALIBU/TOPANGA SALE LOCAL
CONDITIONS ADVISORY**

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

**This Advisory does not replace the California Association of REALTORS®
Statewide Buyer and Seller Advisory (CAR Form SBSA)**

MALIBU INCORPORATION/COUNTY RESTRICTIONS: Malibu is comprised of the incorporated city of Malibu and the unincorporated areas of Malibu, which may be located in Los Angeles (LA) County or Ventura County. Various governmental bodies and departments may affect, limit, or influence Buyer's plans for the Property. There may also be deed restrictions and other private land use restrictions which may affect the Property.

Buyer is advised to determine whether any laws, rules, regulations, or ordinances affect or apply to the Property. Additionally, Buyer is advised to contact the City of Malibu, the County of Los Angeles, the County of Ventura, and/or any relevant departments within those governmental entities to determine which of the laws or regulations may apply to and affect the Property. Buyer is strongly advised to seek legal counsel from an experienced land use attorney with knowledge of the Malibu area regarding any specific questions they may have as to how any law, rule, regulation or ordinance may impact the Property and/or Buyer's intended use.

CALIFORNIA COASTAL COMMISSION (CCC): New development and remodeling in the city of Malibu, and in much of unincorporated Malibu and Topanga (LA County and Ventura County), are subject to the rules and regulations of the CCC. The City of Malibu processes Coastal Development Permits within the city limits; however, the CCC retains oversight. Buyer is advised to contact the LA County Department of Regional Planning or Ventura County to determine the permitting process within those jurisdictions.

The CCC has certified Local Coastal Programs (LCP) for the City of Malibu as well as for areas of unincorporated LA and Ventura Counties. Applications and permits for most "development" in the "Coastal Zone" (as those quoted terms are defined in the California Coastal Act) are processed by the applicable City or County. Certain permits remain appealable to the CCC. Buyer is advised to consult the appropriate agency or land use professional.

DEVELOPMENT FACTORS: Permitted or allowable square footage, septic location, bedroom/bathroom count, etc., as determined by the CCC, County, or City, may not be accurate or conform with each other and may differ in fact from actual constructed or existing improvements. Buyer is advised to investigate these possible discrepancies and determine their effect on allowable remodeling or reconstruction, as well as any impact on obtaining loans. Buyer is advised to review all files relative to permits of the subject property at the appropriate City, County, or State agency. Said files may also not be complete as files or portions thereof may have been misplaced over the years.

The criteria for local fire departments to approve building plans may include documenting adequate Fire Flow: a water system's capability of delivering a requisite number of gallons per minute at a requisite pressure, expressed in pounds per square inch, for a requisite period of time.

BEACH DEVELOPMENT: Beachfront development involves numerous regulations, including but not limited to, terms referencing "Mean High Tide Line", "String Line Rule," and "Flood Elevation".

SHORELINE, BEACH & BLUFF EROSION DEVICES: Shoreline protection devices such as seawalls, bulkheads, revetments, etc., may or may not have been properly engineered and installed with all the required governmental permits. Additionally, in certain situations where beach erosions have occurred,

Seller and Buyer acknowledge receipt of Page 1 of 6 pages of the Malibu/Topanga Sale Local Conditions Advisory (Rev.4/26)

Seller Initials (____) (____) Buyer Initials (____) (____)

a Geological Hazard Abatement District (GHAD) may be implemented which could result in ongoing future financial obligations and/or assessments, and/or the inability to make repairs or enhancements.

PUBLIC ACCESS: At numerous points along the Malibu Coastline, property owners have recorded irrevocable Offers to Dedicate (“OTD”) public accessways, which, if opened in the future, would provide public access to the shoreline through property which was previously private. Buyer is advised to consider the location and impact (privacy, parking, nuisance, etc.) of such dedications and the location of vertical and/or lateral (both passive and active) accessways acquired by the CCC. Buyer is advised to check their Title Report and all underlying documents, and check with the City of Malibu and the CCC for further information.

EXTERIOR ELEVATED ELEMENTS (E3) PROGRAM: The City of Malibu has adopted and enforces the statewide E3 Program; buildings with three (3) or more dwelling units must be inspected by a California-licensed architect, California-licensed civil or structural engineer. These inspections will identify supporting elements that exhibit signs of deterioration (e.g., corrosion, fungal decay, insect infestation) and determine if the extent of the deterioration has compromised the load-carrying capacity of the supporting elements. See the City of Malibu website, Building Safety section for more information.

GEOLOGICAL HAZARD ABATEMENT DISTRICTS/ASSESSMENT DISTRICTS: The City of Malibu has designated certain geological hazard-abatement and assessment districts, including but not limited to, Big Rock, Malibu Road, Calle del Barco/La Costa and portions of Broad Beach Road/Victoria Point Road. Buyer is advised to obtain current independent geological and coastal engineering inspections and consult with the City of Malibu geologist for clarification.

GRADING AND SIGNIFICANT RIDGELINE ORDINANCE: Los Angeles County has adopted an Amendment to Santa Monica Mountains North Area Community Standards District resulting in a Grading and Ridgeline Ordinance which may have significant impacts on the ability to develop properties in the North Area Plan (that area northerly of the Coastal Zone boundary, past the Ventura (101) Freeway). Buyer is advised to consult the appropriate agency, land-use attorney, and/or planning consultant.

VIEW PRESERVATION AND RESTORATION: Malibu Municipal Code established two methods property owners may use when they wish to improve a view that is blocked by foliage: View Preservation and View Restoration. Each property owner must determine which method applies to their specific situation. Buyer is advised to review any potential impacts.

DARK SKIES ORDINANCE: The City of Malibu enacted a Dark Sky Ordinance which may impact Buyer’s ability to add/change and receive a permit for exterior lighting on the Property. Buyer is advised to check/verify in both the City and County of the Property for specific limitations.

SANTA MONICA MOUNTAINS NATIONAL RECREATION AREA/PARKS: The Santa Monica Mountains National Recreation Area (SMMNRA) has designations for all properties within its boundaries (fee acquisition, easement, cooperative planning, etc.). Properties in proximity to the SMMNRA may have restrictions placed on them that could affect the Buyer’s future development of the Property. Many species of native plants and trees, wildlife, wildlife corridors, creeks, and streams are protected from disruption under municipal, state, and federal law. The City of Malibu, the State of California, Los Angeles County, Ventura County, the Mountains Restoration Trust, Santa Monica Mountains Conservancy, Mountains Recreation and Conservation Authority (MRCA), and Nature Trust of the Santa Monica Mountains, may each have an interest in acquiring land for future parks and trails. Buyer is advised to check with the appropriate public agencies to determine the impact on the Property, if any.

TRAILS/CAMPSITES: A grant of trail easements and improvements to existing trails on private land may be included as a condition of development approval. Buyer 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 said trails, as well as the Los Angeles County and Ventura County Trail Plans. The State of California has proposed several overnight campsites in the City of Malibu and adjacent to Los Angeles County and Ventura County. Buyer is advised to check with the State of California, Los Angeles County, Ventura County, and the City of Malibu as to the location and potential impact of proposed sites.

HORSE/EQUESTRIAN/LIVESTOCK: Certain governmental agencies (City, County, 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.

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. Buyer is advised to investigate any agricultural uses, whether for commercial or personal purposes.

BRUSH CLEARANCE / DEFENSIBLE SPACE: Property owners are responsible for keeping the brush on their property cleared in accordance with all applicable local and state fire regulations.

INSURANCE: Buyer is advised to investigate availability, limits, associated coverages, and costs. Buyer is advised to seek assistance from duly licensed insurance professionals.

PRIVATE WASTE DISPOSAL SYSTEM: Inspection & Operating Permit Program: Many properties in the incorporated and unincorporated areas of Malibu and Topanga are primarily served by an Onsite Wastewater Treatment System(s) (OWTS) (sometimes referred to as “septic system(s)”).

Operating permits are required to construct and operate a new OWTS. For all existing OWTS in the City of Malibu, permits must be obtained when a transfer in ownership of the property occurs. A septic permit may be required for an OWTS repair, or if the property owner seeks to obtain a short-term rental permit. For Commercial and Multi-Family OWTS, renewable operating permits are required. Properties being newly developed, repaired, or remodeled may require additional permits. For the City of Malibu, Buyer is advised to refer to the City of Malibu Wastewater Management/Environmental Health website and Onsite Wastewater Treatment System Manual for more information. Unincorporated areas in LA County or Ventura County may have other requirements.

SEWERS/WASTEWATER TREATMENT FACILITY(IES): The City of Malibu is in the process of implementing a multi-phase plan to develop sewer/wastewater treatment/collection facility (facilities). Certain neighborhoods in the area may have or develop a wastewater treatment/collection facility.

Buyer is advised to determine if the Property is located in an affected area, or planned future PHASE and evaluate any potential developmental restrictions and projected financial impact. Clarification may be available at the City of Malibu (Public Works Dept., Environmental Health Dept.) or the Los Angeles County Regional Water Quality Control Board.

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 (and may not be limited to): (i) limitations on the amount of water available to the Property; (ii) loss of water pressure; (iii) restrictions on the use of water; and

(iv) 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.

In addition, areas within Malibu (City of Malibu, unincorporated Malibu - LA County, and unincorporated Malibu – Ventura County), and Topanga may be serviced by private wells. Buyer is advised to have wells inspected by the appropriate professional(s).

ASSESSMENTS/LIENS: Assessment may be imposed by state and local governments and agencies, homeowner associations, CC&R's, private development agreements and may address issues including, but not limited to Flood Control, Water Table Lowering, Fire Prevention, Undergrounding of Utilities, Sewers (municipal/county maintained), Private Roads, Private Development Agreements, Special Landslide Assessment Districts, Geological Hazard Abatement Districts, sand replenishment, School Assessments, etc. Certain fees or assessments may or may not be delineated on the preliminary title report or tax bill.

SCHOOLS: There is no guarantee that the schools nearest to the Property will be available for enrollment. School availability may depend on multiple factors. Buyer is advised to contact local school districts for further information.

RESIDENTIAL CARE FACILITIES: State and federal laws may allow the operation of residential care facilities. For information, Buyer 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: Buyer is advised to check with the appropriate local authority to obtain any necessary permits or approvals prior to planning any gatherings, events, or commercial activities such as filming or photography.

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. Buyer is advised to refer to the City of Malibu Law Enforcement website for more information.

NATURAL AND HAZARDOUS CONDITIONS: Buyer is advised that Los Angeles and Ventura Counties 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 can occur. Contact the Department of Fish and Wildlife for more information.

ROAD SAFETY: Roads, including but not limited to, Pacific Coast Highway (PCH) and the canyon roads may present hazards, including but not limited to, noise, speeding vehicles, jaywalkers, cyclists, motorcyclists, animal crossings, falling rocks and construction and/or maintenance. These roads may

also experience closures due to mudslides, rain, falling rocks, 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

SEISMIC GAS SHUT-OFF VALVE ORDINANCE: Buyer and Seller are advised to comply with all ordinances regarding Seismic Gas Shut Off Valves.

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. Buyer is advised to stay informed by accessing information from local authorities and utility providers.

UNCONDITIONAL CERTIFICATES OF COMPLIANCE FOR VACANT LAND: Buyers of vacant land are advised that an Unconditional Certificate of Compliance (UCOC) may be necessary to verify that a given parcel of property was created in compliance with the Subdivision Map Act. UCOC may also be a requirement for obtaining certain building permits. Buyer and Seller are advised to verify the legal status of vacant land and to determine the cost and timeframe for obtaining a UCOC. Buyer is strongly advised to consult with a licensed land use attorney regarding UCOC's and verify the legal status. For vacant land where a Conditional Certificate of Compliance (CCOC) is issued, Buyer and Seller are advised to verify whether CCOC conditions have been satisfied or removed. Buyer is strongly advised to consult with a licensed land use attorney to verify the status of any conditions of a CCOC placed on vacant land. Buyer is further advised that certain CCC coastal permit(s) may also be required for parcels of vacant land.

CONTACT INFORMATION: (phone numbers are subject to change)

City of Malibu	(310) 456-2489
Los Angeles County Department of Regional Planning	(213) 974-6411
Ventura County Planning Department	(805) 654-2488
Los Angeles County Regional Water Quality Control Board	(213) 576-6600
California Coastal Commission (CCC)	(805) 585-1800
Los Angeles County Department of Building & Safety	(818) 880-4150
Ventura County Department of Building & Safety	(805) 654-2771
State Lands Commission	(916) 574-1900
California Geological Survey	(916) 445-1825
Comprehensive Loss Underwriting Exchange (CLUE)	(866) 312-8076
Los Angeles County Weed Abatement Department	(310) 317-1373
Los Angeles Fire Department – Fire Prevention	(323) 890-4132
Ventura County Fire Department Hazard Reduction Department	(805) 389-9759
Santa Monica Mountains National Recreation Area	(805) 370-2301
Mountains Recreation & Conservation Authority	(323) 221-9944
Santa Monica Mountains Conservancy	(310) 589-3200
TCEP.org / Topanga Coalition for Emergency Preparedness	(310) 455-3000

ACKNOWLEDGEMENTS

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

BOTH BUYER AND SELLER ACKNOWLEDGE THEY HAVE RECEIVED A COPY OF THIS LOCAL CONDITIONS ADVISORY.

BOTH BUYER AND SELLER ACKNOWLEDGE THIS ADVISORY DOES NOT REPLACE THE CALIFORNIA ASSOCIATION OF REALTORS® STATEWIDE BUYER AND SELLER ADVISORY (CAR FORM SBSA)

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Buyer: _____ **DATE:** _____
Printed Name: _____

Buyer: _____ **DATE:** _____
Printed Name: _____

Seller: _____ **DATE:** _____
Printed Name: _____

Seller: _____ **DATE:** _____
Printed Name: _____

Real Estate Broker (Buyer's Firm): _____

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

Real Estate Broker (Seller's Firm): _____

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

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