



**FILL-IN COVER PAGE FORM**  
**(Form Revision 2/6/2026)**

**ANTELOPE VALLEY AREA ADVISORY, CONSTRUCTION DEFECT CLAIMS OR LITIGATION,  
RECEIPT FOR ENVIROMENTAL HAZARDS, H.E.R.S. BOOK, and EARTHQUAKE HAZARDS REPORT**

By filling in the required information below, you will automatically generate the following forms:

Antelope Valley Area Advisory – Pages 1-5

Acknowledgment of Receipt of the Environmental Hazards and H.E.R.S. Receipt - Page 6

Residential Earthquake Hazards Report (2020 edition) – Page 7

Leave blank any information you do not know or do not wish to fill in at this time. Use the print function to print non-C.A.R. forms and state mandated disclosures

**Property Address:**

**City:**

**County:**

**Zip Code:**

**Year Built:**

**APN:**

**Contract Date:**

**Buyer(s) Time:**

**Buyer(s) Date:**

**Buyer 1 Name:**

**Buyer 2 Name:**

**Both Buyers Names:**

**Buyer(s) Agent Name:**

**Buyer(s) Agent Broker:**

**Seller(s) Time:**

**Seller(s) Date:**

**Seller 1 Name:**

**Seller 2 Name:**

**Both Sellers Names:**

**Seller(s) Agent Name:**

**Seller(s) Agent Broker:**



## Antelope Valley Area Advisory

### Supplement to the Statewide Buyer and Seller Advisory (SBSA) 2/6/2026

**YOU ARE STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY.**

- 1. Future Development, Land Use, and Neighborhood Conditions:** Buyer and Seller are aware that the Antelope Valley continues to grow and experience real property development. The impact of such growth and development may alter or affect Buyer's anticipated use and enjoyment of the Property. Such growth and development may change the proximity of hospitals and fire protection services, may impair existing or anticipated views, and may affect neighborhood traffic and noise by the widening of streets, opening of cul-de-sac streets, and other means. It is recommended that Buyer investigates and familiarize themselves with the traffic patterns in the area of the Property, as well as the noise generated by such traffic. Buyer is further advised to investigate all such matters with appropriate government agencies. Buyer is advised to investigate the known and/or prospective implementation of development plans and projects in conjunction with Buyer's investigation of the Property.
- 2. Landscape Laws and Ordinances:** Buyer and Seller are advised that the Cities of Lancaster and Palmdale have enacted landscape installation and maintenance ordinances which require the property owner to install and maintain landscape to certain minimum standards. If the property falls below these minimum standards, the property is subject to mandatory re-landscaping to meet water efficiency requirements established by the city and the State of California. Buyer and Seller are both advised of the necessity to maintain the landscape on the property at all times using water efficiency standards imposed by the Cities and/or water district providing service to the property. It is recommended the property owner review the current landscape and water efficiency ordinances and resolutions for the City in which the property is located. It is further recommended the property owner review current water restrictions with the water purveyor for the property. These ordinances contain monetary penalties and fines for noncompliance. The ordinances may be viewed on the city websites: Visit City of Lancaster: <https://www.cityoflancasterca.org> City of Palmdale: [www.cityofpalmdale.org](http://www.cityofpalmdale.org) Unincorporated areas are subject to statewide & country statutes and may be subject to local water conservation standards.
- 3. Rental Housing License and Registration:** Buyer and Seller are advised that the Cities of Lancaster and Palmdale and unincorporated Los Angeles County have enacted ordinances that require, among other things, that the owner or operator of residential rental property shall register the property with the appropriate city department, and/or secure a current rental housing business license. These ordinances provide for the inspection of the property, the payment of fees, and require that a Certificate of Inspection be secured and maintained for the property. Failure to comply with the ordinances can result in fines and other penalties. The ordinances may be reviewed on the City websites. Lancaster: [www.cityoflancasterca.org](http://www.cityoflancasterca.org) Palmdale: [www.cityofpalmdale.org](http://www.cityofpalmdale.org) Unincorporated LA County: [www.rentregistry.dcba.lacounty.gov](http://www.rentregistry.dcba.lacounty.gov)
- 4. County/Statewide Rent Control/Just Cause Eviction and Tenant Protection Bills:** Buyer and Seller are advised that in 2019 The State of California enacted several bills into law regarding rent control, just cause eviction and other tenant protections. Buyer and Sellers advised to conduct their own independent investigation to determine if these laws or others apply to their individual circumstance and/or if they may be exempt. Los Angeles County has The Rent Stabilization Program Ordinance (RSTPO) visit <https://dcba.lacounty.gov/rentstabilizationprogram/> for more information.

5. **Vacant Property Registration:** Buyer and Seller are advised that the Cities of Lancaster and Palmdale have established vacant property registration requirements for vacant, commercial and abandoned properties. In Palmdale, owners or trustees must register vacant or abandoned properties under the city's Vacant and Abandoned Property Registration program, which includes a registration fee. In Lancaster, commercial and vacant residential properties must be registered under its Vacant Property Registration ordinance, requiring owner contact information and compliance with maintenance standards. Properties located elsewhere in the unincorporated Antelope Valley should check with the applicable city or county for specific local requirements, as other cities or unincorporated areas may have their own vacant/abandoned property rules or nuisance abatement processes that may require fees. The registration information may be reviewed on these websites: Lancaster: [www.cityoflancasterca.org](http://www.cityoflancasterca.org) Palmdale: [www.cityofpalmdale.org](http://www.cityofpalmdale.org) Kern County: [www.kernpublicworks.com](http://www.kernpublicworks.com)
6. **High Winds:** Buyer and Seller are informed that areas located within the Antelope Valley experience high winds from time to time. High winds can result in blowing dust, sand, debris and other airborne particulates. **Winds can damage roofing shingles and tiles and cause trees to fall.** Buyer is advised to conduct Buyer's own independent investigation of this matter during Buyer's physical inspection of the Property.
7. **Electrical Outages:** Buyer and Seller is aware that due to weather conditions and fire dangers in California, intermittent electrical outages are a potential for all areas of the State. The electrical utility company servicing the area in which the Property is located, may have to make a decisions to have periodic electricity outages which may impact the Property. Buyer is advised to investigate the matter during buyer's investigation contingency. Broker does not have expertise in the area and cannot give buyer guidance on this issue. Buyer is advised to consult their local provider regarding this matter.
8. **Flooding:** Buyer and Seller are informed that Flooding and flash flooding can occur throughout the Antelope Valley during storms, resulting in property damage, erosion and structural leaks.
9. **The Western Joshua Tree and other protected Trees: Buyer and Seller are advised that the Western Joshua Tree** is protected under The Western Joshua Tree Conservation Act (WJTCA) and Los Angeles County has an Oak Tree ordinance. If a property contains Western Joshua Trees or Oak Trees, Buyers and Sellers are encouraged to perform a diligent investigation as to whether the presence of a Western Joshua Tree or Oak might affect the use of the property. For more information on the current permitting status of trimming or removing Joshua Trees, please visit <https://wildlife.ca.gov/Conservation/Environmental-Review/WJT>. For Oak Trees please visit: <https://planning.lacounty.gov/long-range-planning/oak-tree-program/>
10. **Metrolink/Railway:** Buyer and Seller are advised that the Antelope Valley is serviced by Metrolink and other railway systems. The Property may be located in or near one of the service areas of Metrolink or another railway facility. Train service operates 24 hours a day. Trains may create noise, impact traffic and impede access. Buyer should conduct their own independent investigation if this is a matter of concern to Buyer.
11. **High Speed Rail System (The "Bullet" Train):** Buyer and Seller are advised that the California High-Speed Rail Authority has indicated that a route for a High-Speed Train line has been proposed. At the present time, there are alternative proposed routes. For further information as to the location of the routes and the timing of construction contact CALIFORNIA High- Speed Rail Authority at (916) 324-1541 or visit [www.hsr.ca.gov](http://www.hsr.ca.gov).

- 12. State Prison Facilities District:** Buyers and Sellers are aware that there is a California State Prison, Los Angeles County which is located on the west side of the City of Lancaster between 50th and 60th Street West and Avenues J and I. There is also The California City Correctional Facility located at 22844 Virginia Blvd, California City. The state and county prisons may house inmates that are classified as minimum, high-medium, and maximum custody inmates. **These facilities may be expanded from time to time to meet the needs of the State and County. Buyers are advised to investigate the impact of these facilities, if any, on the decision to purchase.**
- 13. Juvenile Jail Facilities:** Buyer and Seller are aware that juvenile jail facilities "Camp Munz" and "Camp Mendenhall" are situated in the southwest portion of the Antelope Valley in Lake Hughes.
- 14. Airport Noise:** Buyer and Seller are advised that the Property may be situated in or near Air Force Plant 42, Edwards Air Force Base, Fox Field, Palmdale Airport, Rosamond Airport/Skypark, and/or the Mojave Air and Space Port. Facilities produce some level of aircraft traffic with resulting noise and other environmental issues. A Regional Terminal is proposed for construction at Columbia Way (Ave M) and Sierra Highway. Buyer is advised to make Buyer's own independent investigation of this during Buyer's physical inspection of the Property if this is a matter of concern to Buyer.
- 15. Unmanned Aircraft Systems (UAS) drones:** Buyer and Seller are aware that the use of drones may be limited due to airspace restrictions in the Antelope Valley. Buyer and Seller are advised to conduct their own independent investigation. For FAA requirements, visit [https://www.faa.gov/uas/recreational\\_fliers](https://www.faa.gov/uas/recreational_fliers) or download the FAA mobile app B4UFLY to verify restricted areas.
- 16. Landfill Disclosure:** Buyer and Seller are advised that the Property may be situated in the vicinity of a landfill site. The primary landfill sites in the Antelope Valley are the Antelope Valley Public Landfill I at 1200 West City Ranch Road, Palmdale, the Lancaster Landfill and Recycling Center at 600 East Avenue F, Lancaster. The Kern County landfill is located at 400 Silver Queen Rd, Mojave. Buyer shall make Buyer's own investigation of the effect, if any, on the value and the Buyer's use and enjoyment of the Property resulting from the Property's proximity to the Antelope Valley or Kern County landfill sites. Buyer should also be informed of the rise in illegal dumping on private property (California Penal Code 374.3). To report illegal dumping call (888)8Dumping or visit [www.CleanLA.com](http://www.CleanLA.com).
- 17. UCC Fixture Filing:** Buyer and Seller are aware of the UCC (Uniform Commercial Code) filing on residential real estate. The UCC-1 filing is a legal notice used to document a creditor's security interest in personal property rather than real property. For instance, when certain items such as solar panels, water treatment systems, HVAC equipment, or other installed improvements are considered fixtures attached to the property. A UCC-1 filing can impact the sale or financing of a property. Buyers are advised to investigate and review any UCC filing and any underlying contracts as an important step in the real estate buying process.

- 18. 1915 Improvement Bond Mello-Roos and other Assessments:** Buyer and Seller are advised of **CFD (Community Facilities District)**, commonly known as a **Mello-Roos tax**, is a special tax approved by voters to help finance public infrastructure and services such as schools, roads, utilities, parks, and public safety, and are found in some communities in **Antelope Valley**. Buyer and Seller are advised that Mello-Roos taxes are **in addition to standard property taxes** and typically appear as a separate line item on the county tax bill; the amount may be a fixed annual charge or variable, and the obligation usually continues for a defined term. In addition, some properties may be subject to **CSCDA SCIP (California Statewide Communities Development Authority – Statewide Community Infrastructure Program) assessments**, which are used to finance specific improvements—such as energy efficiency, seismic, or infrastructure upgrades—through voluntary assessment districts. Unlike Mello-Roos special taxes, **SCIP assessments are classified on the tax roll as assessments rather than ad valorem taxes** that are tied to the property and are typically repaid over time through annual installments collected with property taxes. **Buyers are advised to investigate whether any Mello-Roos taxes or SCIP assessments apply to a property, as these obligations may have an impact on annual property taxes.** Brokers do not have expertise in this area.
- 19. Water System/Water Availability Investigation:** Buyer should determine the property's water source (i.e. if the Property has a public water source or other water delivery system, such as a mutual water company or well water system.) If the Property is serviced by a mutual water company, Buyer is advised to conduct Buyer's own independent investigation of the financial solvency of the mutual water company and the reliability and quality of its water service. Buyer should also investigate what private conditions and approvals may be imposed by private water companies. If the Property is not on a city, mutual water company, or equivalent water system, Buyer should determine whether water of sufficient quality and quantity can be reliably supplied to the Property.

If the Property is serviced by a water well (on or off the Property), Buyer is advised to conduct an inspection and certification of the well servicing the Property to reveal both the condition of the well and the quality of the water. Buyer is aware that the quantity, quality and/or source of a well or wells located on or servicing the Property cannot be guaranteed and may fluctuate from time to time and/or may go dry. Buyer is notified that there has been an adjudication of water rights in the Antelope Valley Ground Water Basin and the well may be subject to required metering. The Antelope Valley Watermaster is charged with administering adjudicated water rights and Managing groundwater resources within the adjudicated portion of the Antelope Valley. To obtain information in regards to your water rights contact the Watermaster at [avwatermaster.net](http://avwatermaster.net) or by calling 661-234-8233.

Buyer is hereby expressly notified that construction of new commercial and industrial facilities and residential dwellings may be prohibited on land serviced by non-conforming water systems, such as "hauled" water, irrigation ditch water and public or community water systems that do not meet current legal Standards. Buyer is advised that lack of an adequate water supply may result in the denial of building permits for new construction on the Property, or for any additions or remodeling desired by Buyer to existing structures on the Property.

- 20. Sewage/Waste Disposal System:** Buyer shall conduct Buyer's own independent investigation as to the type and adequacy of the sewage/waste disposal system for the Property. Broker makes no representation as to the existence and/or condition of the sewage/waste disposal system for the Property. Seller and Buyer should further note that the existence of a Sewer Permit does not guarantee that a property is connected to a sewer. There may be the existence of a private Sewage disposal system on the property, if so Buyer and Seller need to be aware that there is a law: California Plumbing Code Section 713.5, which reads as follows: 713.5 No permit shall be issued for the installation, alteration, or repair of any private sewage disposal system, or part thereof, on any lot for which a connection with a public sewer is available.

**21. Construction Defect Litigation:** Some builders and developers in the Antelope Valley have been the subjects of class action, construction defect lawsuits brought on behalf of new-home buyers (SB800). Seller and Buyer are advised to conduct their own investigation as to whether the Property, the Seller's interest in the Property, and/or the interest of a prior owner of the Property have been the subject of any such litigation. If so, Seller and Buyers are advised to make their own investigation as to whether there was any defective condition to the Property, whether it has or has not been disclosed in the Transfer Disclosure Statement, is the subject of such litigation. Except as may be otherwise stated in the Transfer Disclosure Statement, Broker has made no independent investigation regarding this matter. Greater Antelope Valley Association of Realtors® form SELLER'S DISCLOSURE OF THE EXISTENCE OF CONSTRUCTION DEFECT CLAIMS OR LITIGATION may be used for this disclosure.

**22. Rental/Leased Equipment:** The Property may be equipped with certain rental/leased equipment, such as a burglar alarm system, satellite dish, solar systems or water softening device. Buyer shall investigate with Seller whether Seller owns the equipment, the systems or rents the same. If not owned by Seller, the systems may not be transferred to Buyer without Buyer entering into a separate rental agreement with the rental company involved. Buyer may or may not be able to qualify for existing payments of a solar purchase. Buyer is advised to investigate cost of roof repairs if solar systems are to be removed. Seller hereby discloses to Buyer that the following items located at the premises are not owned by Seller but are rented/leased:

Rented/Leased \_\_\_\_\_ Company: \_\_\_\_\_  
Rented/Leased \_\_\_\_\_ Company: \_\_\_\_\_

**OTHER:** Buyer and Seller understand and agree that this Antelope Valley Area Advisory is not a complete list of all matters concerning the Property or matters that are otherwise significant. The entity, phone numbers, and/or websites that are included may not be the only source of information and are provided for investigative assistance. The Buyer(s) is strongly encouraged to conduct a careful, thorough, independent, and complete investigation of all matters relating to the decision to purchase Property and all other matters that Buyer deems appropriate to make an informed and voluntary decision, including, but not limited to, consulting with appropriate specialists, experts, or other professionals.

**BUYER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**BUYER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**SELLER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**SELLER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_



# ACKNOWLEDGEMENT OF RECEIPT OF THE ENVIROMENTAL HAZARDS AND EARTHQUAKE SAFETY

*Includes the Federal Lead booklet, Toxic Mold Update, and Home Energy Rating booklet.*

To Whom It May Concern: I have received a copy of the Environmental Hazards and Earthquake Safety (with gas shut-off valve update) which includes the Federal Lead booklet and Toxic Mold Update, and Home Energy Rating booklet.

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

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

\_\_\_\_\_  
(Buyer's Signature)

\_\_\_\_\_  
(Printed name)

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

\_\_\_\_\_  
(Buyer's Signature)

\_\_\_\_\_  
(Printed name)

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

\_\_\_\_\_  
(Buyer's Agent Signature)

\_\_\_\_\_  
(Printed name)

\_\_\_\_\_  
(Broker's name)

**NOTE: For applicable transactions, it is also necessary to complete C.A.R. Standard form FLD-11 (Lead-based paint and Lead-based paint Hazards Addendum, Disclosure and Acknowledgement.)**

ALL SIGNERS SHOULD RETAIN A COPY OF THIS PAGE FOR THEIR RECORDS California Civil Code Section 2079.10 states that if the HERS booklet provided to the Buyer by the Seller or Broker then this booklet is deemed to be adequate to inform the home buyer about the existence of California Home Energy Rating Program.

Revised 09/10 Official C.A.R. Publication 09/10

To Whom It May Concern: I have received a copy of the Environmental Hazards and Earthquake Safety (with gas shut-off valve update) which includes the Federal Lead booklet and Toxic Mold Update, and Home Energy Rating booklet.

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

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

\_\_\_\_\_  
(Buyer's Signature)

\_\_\_\_\_  
(Printed name)

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

\_\_\_\_\_  
(Buyer's Signature)

\_\_\_\_\_  
(Printed name)

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

\_\_\_\_\_  
(Listing Seller's Agent's Signature)

\_\_\_\_\_  
(Printed name)

\_\_\_\_\_  
(Broker's name)

**NOTE: For applicable transactions, it is also necessary to complete C.A.R. Standard form FLD-11 (Lead-based paint and Lead-based paint Hazards Addendum, Disclosure and Acknowledgement.)**

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# SELLER'S DISCLOSURE OF THE EXCISTNCE OF CONSTRUCTION DEFECT CLAIMS OR LITIGATION

Property Address \_\_\_\_\_, \_\_\_\_\_, CA \_\_\_\_\_

1. This additional disclosure is made by Seller(s) in connection with and as part of and in addition to all other written disclosures made by Seller(s) as part of the sale of the above referenced property.
2. Many residential developments in the Antelope Valley have been subjected to claims and litigation arising out of the construction of the development after occupancy. The existence of such claims or litigation can be a material consideration of the Buyer(s) in the decision to purchase the property.

### TO THE BEST OF SELLER(S) KNOWLEDGE :

(CHECK ALL BOXES WHICH APPLY)

- A) Seller(s) is/are **NOT** aware of any claims or litigation arising from construction defects in the development by any owner(s) currently being made against the developer or contractor of the development in which the subject property is located.
- B) Seller(s) **IS** aware of any claims or litigation arising from construction defects in the development by any owner(s) currently being made against the developer or contractors of the development in which the subject proper is located and **IS** participating in such claim.
- C) Seller(s) **IS** aware of any claims or litigation arising from construction defects in the development by any owner(s) currently being made against the developer or contractors od the development in which the subject property is located and **IS NOT** participating in such claim.
- D) Claims or litigation that was pending have been resolved by settlement or judgement and are no longer pending. Any repairs which necessitated the claims have been made to the property.

3. If checked B), C) or D) please provide the following information:

- A) The date the claim was made:
- B) The date the claim was resolved:
- C) The title and case number if any action or litigation and where it was filed:
- D) The name and address of the attorneys representing the Plaintiff(s) in any such litigation:

4. Please set forth any other information which you know about any past or pending claims, including those disclosed to you at the time of your purchase.

**The above information is true and correct to the best of my knowledge as of the date signed. I acknowledge that my Real Estate Agent/ Broker is not conducting any investigation of the information.**

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

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