

**INSTRUCTIONS RE AGRICULTURE NOTIFICATION AND  
DISCLOSURE REQUIREMENTS IN THE UNINCORPORATED  
AREAS OF SANTA CRUZ COUNTY  
AS EXCERPTED FROM CHAPTER 16.50 OF COUNTY CODE**

Santa Cruz County Code Section 16.50.090(a) requires a person who is acting as an agent for a Transferor of real property which is located in the unincorporated portion of the County, or the Transferor if he or she is acting without an agent to disclose to the Acquiring Party, in statutory language that Santa Cruz County is an agricultural community, and the effects of such an agricultural community. The specific language MUST be used in the disclosure.

Santa Cruz County Code Section 16.50.025 Definitions includes, but is not limited to the definitions of "Acquiring Party", "Transfer" and "Transferor", which are included in the attached Disclosure Form.

There are additional requirements at the time of issuance of building permits within certain areas of the unincorporated area of the County.

Note: For entire text and definitions, please review text of Chapter 16.50 adopted by the Board of Supervisors on 12/09/03. Copies may be obtained from the County Clerk of the Board of Supervisors, 701 Ocean Street, Santa Cruz, CA 95060.

The Santa Cruz Association of REALTORS® provides these instructions and form solely as a service to its members, for their use only, and disclaims any liability or responsibility for the applicability or effectiveness in any particular transaction. These instructions and form meet the requirement of the County of Santa Cruz as of the date of their publication, but may not on the date of their use. The member is therefore strongly urged to verify whether the instructions and the form meet current County Code requirements. Publication Date:

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**DISCLOSURE FORM RE COUNTY OF SANTA CRUZ AGRICULTURAL LAND PRESERVATION AND PROTECTION ORDINANCE, CHAPTER 16.50**

**Santa Cruz County Code Section 16.50.090(a) Notification and Disclosure Statement Requirements.**

A person who is acting as an agent for a Transferor of real property which is located in the unincorporated portion of the County or the Transferor if he or she is acting without an agent, shall disclose to the Acquiring Party that:

**Santa Cruz County has a strong rural character and an active historical agricultural sector. As a property owner or lessee you should be prepared to accept properly conducted agricultural practices that are allowed for in Federal, State and County laws and regulations, are consistent with accepted customs and standards and are operated in a non-negligent manner. Accepted agricultural practices that may cause inconveniences to property owners during any 24-hour period may include but are not limited to: Noise, odors, fumes, dust, smoke, pests, operation of farm equipment, storage and application and disposal of manure and the application of pesticides and fertilizers by ground or air. The County of Santa Cruz will not consider an agricultural practice to be a nuisance if implemented in accordance with Federal, State and local law. Nothing herein is intended to limit rights under Federal, State, and local regulations governing pesticide use.**

Santa Cruz County Code Section 16.50.025 **Definitions** includes, but is not limited to the definitions of:

**Acquiring Party:** For purposes of this chapter, in a sale, exchange, installment land sale contract, option to purchase, or residential stock cooperative improved with residential units, "Acquiring Party" refers to the individual or entity that will or may acquire ownership of the property through the transfer. In a ground lease coupled with improvements, the "Acquiring Party" refers to the tenant.

**Transfer:** For the purposes of this chapter includes the following: sale, exchange, installment land sale contract, lease with option to purchase, any other option to purchase, or ground lease coupled with improvements or residential stock cooperative improved with residential units.

**Transferor:** For purposes of this chapter, in a sale, exchange, installment land sale contract, option to purchase, or residential stock cooperative improved with residential units, "Transferor" refers to the individual or entity that owns the property immediately before the transfer. In a ground lease coupled with improvements, the "Transferor" refers to the owner of the leased premises and any property manager employed by the owner to manage the leased premises.

**The undersigned hereby acknowledge receipt of a copy of this Disclosure:**

**Date** \_\_\_\_\_

**Acquiring Party(ies)**

\_\_\_\_\_  
\_\_\_\_\_

**Date** \_\_\_\_\_

**Transferor(s)**

\_\_\_\_\_  
\_\_\_\_\_

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