



# AMADOR COUNTY REGIONAL ADVISORY

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

- DROUGHT.** Historically, California is subject to extended periods of drought. The Governor of California issued an Executive Order in 2014 declaring that the State of California was in a State of Emergency due to severe drought conditions. (ref: Proclamation of a State of Emergency, dated January 17,2014). That declaration imposed mandatory water-use restrictions which could impact both water use and cost. Although the State of Emergency was lifted in 2017, these conditions could occur again in the future. It is strongly recommended that the Buyer contact local governmental agencies including City, County and Water District authorities to determine what, if any, restrictions may be applicable to the Subject Property and whether any additional water use or economic impacts may be anticipated.
- FIRE PREVENTION FEE.** In 2011 CA Assembly Bill XI 29 was signed into law creating the Fire Prevention Fee (the FEE) which is administered by the California Department of Forestry and Fire Protection (Cal Fire). The law requires the California State Board of Equalization to issue billings and to collect the FEE on behalf of Cal Fire. These fees are not recorded in the public record and are not automatically paid or prorated as part of a real property transaction. It is the responsibility of the property owner of record as of July 1 of each fiscal year to pay the FEE. *(Questions may be addressed by calling 888.310.6447 or visit [www.firepreventionfee.org](http://www.firepreventionfee.org)). NOTE: Effective July 1, 2017 the collection of fees has been suspended until 2031. Unpaid fees due prior to that date must still be paid. Buyer is encouraged to contact the State for more details.*
- REGIONAL TREE MORTALITY.** Due to various causes, including, but not limited to, drought and pest infection, there may be dead or dying trees on or about the Subject Property as well as nearby or adjoining properties. Buyer is advised to investigate the nature and extent of any such tree mortality to determine its impact on the Subject Property. *(visit the USDA website at [www.fs.fed.us/foresthealth/](http://www.fs.fed.us/foresthealth/) for insect and forest management information).*
- DEFENSIBLE SPACE REQUIREMENTS.** California State Law requiring the establishment and maintenance of “defensible space” can be found in Public Resources Code (PRC) 4291. The CA Dept. of Forestry and Fire Protection (Cal Fire) is responsible for the enforcement of PRC 4291 and has published practical guidelines for the implementation of “Defensible Space” in various settings and circumstances. *(Information is available by visiting the following website [www.fire.ca.gov/CDFBOFCB/pdfs/Copyof4291/finalguidelines9\\_2906.pdf](http://www.fire.ca.gov/CDFBOFCB/pdfs/Copyof4291/finalguidelines9_2906.pdf)).* Buyer is advised that Defensible Space conditions and its maintenance may impact the availability and/or cost of property casualty insurance for the Subject Property.

Buyer hereby acknowledges the importance of seeking professional advice from legal, tax, insurance, water and governmental authorities as deemed necessary and appropriate to ensure his or her full knowledge and acceptance of all matters related to this Advisory and its actual or potential impact on their purchase of the Subject Property.

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

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