

**AMEND SECTION 2716.1 TO READ:**

**Section 2716.1. License Fees.**

(1) The license fee for the real estate broker license under Section 10210 of the Code shall be \$ ~~165~~ 300.

(2) The license fee for the real estate salesperson license under Section 10215 of the Code shall be \$ ~~120~~ 245.

(3) The salesperson license fee, under Section 10215 of the Code, for an applicant qualifying pursuant to Section 10153.4 of the Code who has not satisfied all of the educational requirements prior to issuance of the license, shall be \$ ~~445~~ 275.

(4) The late license renewal fee under Section 10201 of the Code shall be \$ ~~248~~ 450 for a real estate broker or restricted real estate broker license and \$ ~~180~~ 367 for a real estate salesperson or restricted real estate salesperson license.

(5) The license fee for the restricted real estate broker license under Section 10209.5 of the Code shall be \$ ~~165~~ 300.

(6) The license fee for the restricted real estate salesperson license under Section 10214.5 of the Code shall be \$ ~~120~~ 245.

(7) The fees for all licenses or examinations, except those specified in this regulation or as otherwise specifically provided for in the regulations, shall be as follows: broker examination or reexamination: \$ ~~50~~ 95; first reschedule of broker examination: \$ ~~15~~ 20; subsequent reschedules: \$ ~~25~~ 30; salesperson examination or reexamination: \$ ~~25~~ 60; first reschedule of salesperson examination: \$ ~~10~~ 15; subsequent reschedules: \$ ~~25~~ 30.

Note: Authority cited: Sections 10080 and 10226, Business and Professions Code. Reference: Sections 10153.4, 10201, 10209.5, 10210, 10214.5 and 10215, Business and Professions Code.

**AMEND SECTION 2790.1.5 TO READ:**

**Section 2790.1.5. Filing Fees.**

(a) The subdivision filing fees for an application for a public report shall be the following:

(1) A notice of intention without a completed questionnaire: One hundred fifty dollars (\$ 150).

(2) An original public report for subdivision interests described in Section 11004.5: One thousand ~~six~~ seven hundred dollars (\$ ~~1,600~~ 1,700) plus ten dollars (\$ 10) for each subdivision interest to be offered.

(3) An original public report for subdivision interests other than those described in Section 11004.5: ~~Five~~ Six hundred dollars (\$ ~~500~~ 600) plus ten dollars (\$ 10) for each subdivision interest to be offered.

(4) A conditional public report for subdivision interests described in Section 11004.5: Five hundred dollars (\$ 500).

(5) A conditional public report for subdivision interests other than those described in Section 11004.5: Five hundred dollars (\$ 500).

(6) A preliminary public report for subdivision interests described in Section 11004.5: Five hundred dollars (\$ 500).

(7) A preliminary public report for subdivision interests other than those described in Section 11004.5: Five hundred dollars (\$ 500).

(8) A renewal public report for subdivision interests described in Section 11004.5: ~~Five~~ Six hundred dollars (\$ ~~500~~ 600).

(9) A renewal public report for subdivision interests other than those described in Section 11004.5: ~~Five~~ Six hundred dollars (\$ ~~500~~ 600).

(10) An amended public report for subdivision interests described in Section 11004.5: ~~Three~~ Five hundred dollars (\$ ~~300~~ 500) plus ten dollars (\$ 10) for each subdivision interest to be offered under the amended public report for which a fee has not previously been paid.

(11) An amended public report to offer subdivision interests other than those described in Section 11004.5: ~~Three~~ Five hundred dollars (\$ ~~300~~ 500) plus ten dollars (\$ 10) for each subdivision interest to be offered under the amended public report for which a fee has not previously been paid.

(b) The maximum fee under Section 11011(b)(2) and (b)(10) shall be \$ 7,600 regardless of the number of interests authorized to be offered for sale or lease.

(c) The maximum fee under Section 11011(b)(3) and (b)(11) shall be \$ 4,100 regardless of the

number of interests authorized to be offered for sale or lease.

(d) The filing fee for an amended public report where the amendment consists only of a recurring and non-substantive change including, but not limited to a change in the name of the subdivider shall be \$ 125 and the filing fee for each additional amended public report consisting only of the same recurring and non-substantive change including, but not limited to a change in the name of the subdivider submitted by that subdivider at the same time shall be \$ 60. The subsection does not apply where there is a change in the ownership of the subdivision along with a change in the name of the subdivider.

Note: Authority cited: Sections 11001 and 11011, Business and Professions Code. Reference: Sections 11004.5, 11010 and 11018.5, Business and Professions Code.

**AMEND SECTION 2797 TO READ:**

**Section 2797. ~~Townhouse Units~~ Common Interest Development - Individual Homeowner Maintenance.**

~~For purposes of applying Sections 11003 and 11004.5 of the Code, subdivisions consisting of units in close proximity to each other will be deemed to be a "planned development"~~ A subdivision that is a common interest development as defined by Civil Code 1351(c) consisting of residential dwellings in close proximity to each other may have individual homeowner maintenance for their own dwelling if all of the following exist:

- (a) ~~The units dwellings~~ will feature airspace separation between the individual ~~units dwellings~~ and will be independent structurally from the other ~~units dwellings~~.
- (b) All utility lines, except for the fire service line as described below, serving the individual ~~units dwellings~~ will consist of separate lines which run through easements located in accessible areas capable of maintenance by each owner of a ~~unit dwelling~~. Such easements will be established in the CC&R's. A fire service main will run through the easement and will branch off from the main to each ~~unit dwelling~~.
- (c) The individual homeowners will be responsible for exterior maintenance of their ~~unit dwelling~~. The exterior stucco will contain architectural enhancements, which will indicate the boundaries between the ~~units dwellings~~.
- (d) The homeowners association will maintain, repair and replace the roof. The association budget will include a reserve item for roof replacement.
- (e) The association will also have other limited maintenance responsibilities, such as, fire extinguisher cabinets, fire extinguishers, electrical panels, gas meters and telephone panels, gutters and downspouts, address numbers and common exterior lighting. These responsibilities will be described in the CC&Rs or in an exhibit to the CC&Rs specifically allocating responsibility to the association.
- (f) Maintenance Manuals and warranty manuals will be prepared to be consistent with this allocation of responsibility and will further elaborate as necessary on the maintenance obligations.
- (g) The association; is responsible for obtaining property insurance for each residential ~~unit dwelling~~, excluding items typically covered by ~~condominium~~ dwelling owners such as personal property, floor and wall surface materials, upgrades installed by the homeowners and liability insurance for injury or damage caused inside the ~~unit dwelling~~. The insurance should cover all components of the ~~unit dwelling~~ including the roof, foundation and other exterior elements.
- (h) In the event of damage or destruction, the association is responsible for the reconstruction of the ~~units dwellings~~.
- (i) The ~~unit dwelling~~ owners will receive a separate disclosure to be signed or initialed

describing in detail their maintenance, repair, replacement and insurance obligations. That information will also be included in the subdivision's CCR's. In addition, the subdivision public report will include a special note that there is a separate disclosure, which must be signed by all homebuyers and describing the building configuration, association assessment structure, maintenance responsibilities and financing issues. The report will indicate that the lower than usual association assessment will be offset by higher owner maintenance costs.

Note: Authority cited: Section 11001, Business and Professions Code. Reference: Sections 11003, 11004.5 and 11018.5, Business and Professions Code and Section 1351, Civil Code.

**AMEND SECTION 2810.5 TO READ:**

**Section 2810.5 Filing Fees.**

(a) The filing fees in connection with applications to the Department pursuant to Article 2 of Chapter 2 of Part 2 of the Real Estate Law shall be the following:

(1) One thousand ~~six~~ seven hundred dollars (~~\$ 1,600~~ 1,700) plus ten dollars (\$ 10) for each time-share interest to be offered for an original public report application.

(2) ~~Five~~ Six hundred dollars (~~\$ 500~~ 600) plus ten dollars (\$ 10) for each time-share interest to be offered that was not permitted to be offered under the public report to be renewed for a renewal public report application.

(3) ~~Three~~ Five hundred dollars (~~\$ 300~~ 500) plus ten dollars (\$ 10) for each time-share interest to be offered under the amended public report for which a fee has not previously been paid for an amended public report application.

(4) Five hundred dollars (\$ 500) for a conditional public report application.

(5) Five hundred dollars (\$ 500) for a preliminary public report application.

(b) The maximum fee for an original, renewal or amended public report shall not exceed \$ 7,500 regardless of the number of interests authorized to be offered for sale or lease.

(c) The filing fee for an amended public report where the amendment consists only of a recurring and non-substantive change including, but not limited to, a change in the name of the developer, shall be \$ 125 and the filing fee for each additional amended public report consisting only of the same recurring and non-substantive change including, but not limited to, a change in the name of the developer, submitted by that developer at the same time, shall be \$ 60. This subsection does not apply where there is a change in the ownership of the time-share property along with a change in the name of the developer.

Note: Authority cited: Section 11281, Business and Professions Code. Reference: Section 11232, Business and Professions Code.