

# Map Not Yet Released By State?

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**H**ave you ever wondered about the 4th option of item number 6 on the Natural Hazard Disclosure Statement (“NHDS”)? The Department of Conservation, California Geological Survey, or CGS, currently has the arduous task of mapping out the seismic hazards (Landslide and Liquefaction) for every inch of the entire State of California. When “Map Not Yet Released By The State” is checked on the NHDS it means that the governmental entity (CGS) has not studied, mapped and/or released the official seismic hazard map for the area pursuant to the State Seismic Hazard Mapping Act. In every instance, where the maps have not yet been released by the state, the local jurisdiction city and county official maps for landslide and liquefaction are available and must be disclosed to buyers. Because this information could affect the buyer’s ability to build, among other things, it becomes a material fact that affects the value and desirability of the property.

The CGS periodically releases preliminary seismic hazard maps identifying potential seismic hazards in a particular area. The CGS then submits the preliminary maps to the

respective cities and counties affected so that they may review, comment upon and make revisions to the preliminary maps. Once all the revisions have been made to the preliminary maps, the CGS then provides copies of the official maps to each city, county and county recorder to make the official maps part of the



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public record. In many instances, the local jurisdiction will not withdraw its own maps once the state has released the map for the area, but will keep both the state and local maps as official. In addition, in many cases the State maps

and the Local maps differ. In such instances, Property I.D. would disclose both determinations.

Preliminary maps are “rough drafts” and only official maps that have been sent to the county recorder’s office to become part of the public record can be used for real estate disclosure purposes. Section 2696(c) of the Public Resources Code provides, “In order to ensure that sellers of real estate and their agents are adequately informed, any county that receives an official map pursuant to this section shall post a notice within five days of receipt of the map at the office of the county recorder, county assessor, and county planning agency, identifying the location of the map, any information regarding changes to the map, and the effective date of the notice.” Therefore, the seismic hazard zone determinations in the Property I.D.

reports are based on official maps since preliminary maps are inherently unreliable and unofficial.

You can view the official and preliminary seismic hazard maps at [www.consrv.ca.gov/cgs](http://www.consrv.ca.gov/cgs). Please note that the preliminary maps are stamped “FOR REVIEW PURPOSES ONLY” since they should not be relied upon for real estate disclosure purposes.

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