

# **TOWN OF WOODSIDE PLANNING DEPARTMENT**

## **CERTIFICATES OF COMPLIANCE**

The Town of Woodside will research the legal status of lots and will issue a Certificate of Compliance or a Conditional Certificate of Compliance if the lots are determined to be legally created and served by basic utilities. Per Section 66499.35(d&e) of the State Subdivision Map Act, a recorded final map, parcel map, official map, or an approved certificate of exception for the real property in question automatically constitutes a Certificate of Compliance. If no such map or Certificate of Exception can be presented, please submit the following to allow Town staff to process a Certificate of Compliance application:

1. Current title report (dated within the last six months)
2. Chain of title report
3. Deed
4. Letters indicating availability of service from PG&E and the appropriate water service.
5. Evidence of acceptable soil percolation or availability of sewer.
6. Topographic information
7. Evidence of access and a conforming driveway to each lot
8. Lot sizes
9. A fee of \$600

### **PLEASE NOTE:**

**A Certificate of Compliance and a Conditional Certificate of Compliance relate only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. Upon issuance of the Certificate of Compliance or the Conditional Certificate of Compliance, the parcel(s) in question may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinances enacted pursuant thereto. However, development of the parcel will require issuance of a permit(s), or other grant(s) of approval and fulfillment of any conditions specified in a Conditional Certificate of Compliance.**

**Certification of a lot as a legal lot does not guarantee that a Building Permit will be issued for any future building of structure. Compliance with all applicable codes and regulations of the Town of Woodside is required prior to the issuance of a Building Permit.**