

CALIFORNIA SB 9

TITLE INSURANCE REQUIREMENTS



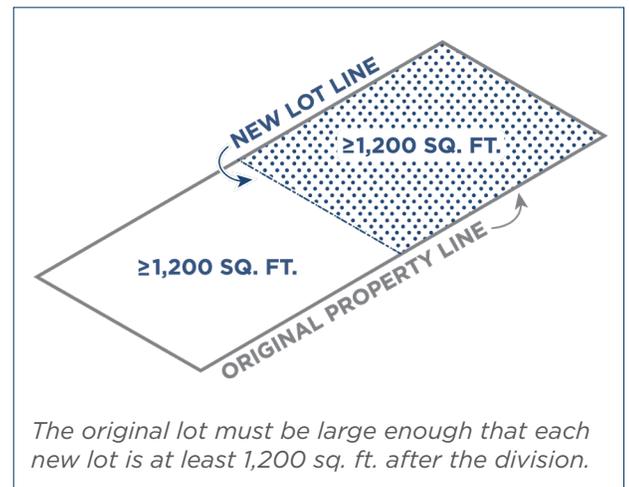
On September 16, 2021, California Governor Gavin Newsom signed SB 9 into law, the California Housing Opportunity and More Efficiency (HOME) Act.

This new legislation is intended to help ease California's housing shortage.

SB 9 allows homeowners to split a single-family lot into two lots, and allows two homes to be built on each of those lots, legalizing four housing units on a property previously limited to a single-family house. If a property is split in two, each new lot must be at least 1,200 square feet, according to the new law. Any new units created under SB 9 must only be used for residential purposes.

SB 9 includes provisions intended to prevent the displacement of existing renters and protect historic districts, fire-prone areas, and environmental quality.

If a property is split, your title insurance company must confirm that a Certificate of Compliance has certified that the parcel of land complies with the Subdivision Map Act. The Certificate of Compliance is a document that states that the county accepts the fact that a particular parcel of real property has been legally created. If a Certificate of Compliance is not of record, the title company will require other evidence indicating compliance or non-violation.



The original lot must be large enough that each new lot is at least 1,200 sq. ft. after the division.

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