



Laguna Woods Village®

INFORMATION BULLETIN Community Services Division	BULLETIN DATE	March 1, 2024
	ISSUED BY	Pamela Bashline Community Services Manager
	MUTUAL	Third Laguna Hills Mutual
	AUTHORITY	Resolution 03-24-16
	ADOPTED DATE	February 20, 2024
SUBJECT: Third Laguna Hills Mutual Rescinds its Low-Flow Toilet Statement of Compliance during the Resale Process		

On February 20, 2024, by way of Resolution 03-24-16, the Third Mutual board of directors approved elimination of the Low Flow Toilet Statement of Compliance form from its resale packet.

Water-conserving plumbing fixtures are a state and city requirement for new installs and change-outs, which require obtaining a permit from the City of Laguna Woods. Any non-compliant toilets discovered during the resale process must be disclosed as such by the seller.

To reduce delays during the resale process, Third Mutual has relinquished its enforcement of state regulations to be enforced by the City of Laguna Woods at the time the member processes the required building permit for replacing any existing toilets. It is the member/owner's responsibility to ensure that all state requirements are met during the resale process. The member/owner will be required to submit and comply with the online no-fee toilet replacement form to Manor Alterations.

Please find the approved resolution below for your review:

Resolution 03-24-16

Replacement Low-Flow Toilet at Manor Transfer

WHEREAS, on January 19, 2016, the Board of Directors adopted the Replacement Toilet at Manor Transfer requirement to set forth requirements for the replacement of all noncompliant toilets prior to the date any record fee title to a manor is transferred; and

WHEREAS, the Manor Alterations Committee has recognized the need to re-evaluate the Replacement Toilet at Manor Transfer requirement and determined that, in an effort to expedite these real estate transactions, that such requirement be enforced by the City of Laguna Woods at the time the member processes the required building permit and should be rescinded in its entirety;



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NOW THEREFORE BE IT RESOLVED, February 20, 2024, the Board of Directors of this Corporation hereby rescinds Resolution 03-16-07, adopted January 19, 2016; and

RESOLVED FURTHER, that a mutual consent will not be required; instead, the member will be required to submit and comply with the online no-fee Toilet Replacement form to Manor Alterations. Note that this form only applies to the replacement of existing toilets. Relocations and new installations follow the normal Mutual Consent process.

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Realtors and escrow officers must inform their staff of these requirements.

Important: Please always refer to the website for the most current documents. The location for all mutual policies may change with the completion of the redesigned website.

Email alterations@vmsinc.org with questions. Thank you.