



SUBJECT: SUBDIVISION MODEL HOME POLICY

Building permits for model homes to be issued prior to final acceptance of any proposed subdivision shall abide by the following provisions:

1. Prior to the issuance of any model home building permit(s), the attached affidavit stating that the permit being issued is for the purpose of building a model home(a), shall be signed and notarized by the developer. The number of model homes allowed shall not exceed the number necessary to provide one example of each dwelling type being offered in the development. A maximum of four (4) models will be allowed. Model homes shall be grouped together as to provide a continuous row of homes for model home purposes.
2. Prior to the issuance of a model home building permit, building plans, for each model, must be reviewed and approved by the City of Tulare Building and Planning Departments.
3. Prior to the issuance of a model home building permit, subdivision improvement plans must be reviewed and approved by the City of Tulare Engineering Department.
4. Prior to the issuance of a model home building permit, a final soils report for the entire subdivision must be submitted and approved by the City of Tulare Engineering and Building Departments.
5. Prior to model home construction, all building pad compaction tests must be certified and submitted to the City of Tulare Engineering and Building Departments.
6. Prior to model home construction, all building pad elevations must be certified and submitted to City of Tulare Engineering and Building Departments.
7. Prior to delivery of combustible material to the job site, a working domestic water supply and an approved distribution system for fire protection shall be in place and approved by the City of Tulare Engineering and Fire Departments.
8. Prior to model home construction, an approved all weather access road shall be provided to all proposed model homes. A minimum of two access points from a public road to all proposed model homes is required. The road type and location must be approved by the City of Tulare Engineering and Fire Departments.
9. Prior to issuance of model home "Ok to Occupy" by the City of Tulare Building Department and allowance of public access to the models, an operating sewer collection system approved by the City of Tulare Engineering and Building Departments must be in place.
10. Prior to issuance of "Ok to Occupy" by the City of Tulare Building Department and allowance of public access to the models, all lot corner markers for each model home must be installed.
11. Prior to issuance of "Ok to Occupy" by the City of Tulare Building Department and allowance of public access to the models, all site improvements, as per the approved improvement plans, must be completed from a public way, to and adjacent to, all models. Additionally, accessible parking and accessible unisex toilet room(s) are required. An accessible route shall be provided from accessible parking to all models and to the accessible unisex toilet room(s). If a sales office is provided an accessible route shall be provided from accessible parking through the office, to all models, and to accessible toilet room(s). If individual offices are provided, doors to the offices shall be accessible.
12. Prior to the issuance of a model home building permit, all fees due and payable, including development impact fees, must be paid in full.



Community Development Department
City of Tulare, CA

SUBJECT: SUBDIVISION MODEL HOME AFFIDAVIT

I, _____ understand that the building permit issued for this particular structure(s) is for model homes purposes only and shall not be used as a single family dwelling until final occupancy is issued. I have read the City of Tulare's Subdivision Model Home Policy and agree to its terms.

Lot(s): _____ Subdivision: _____

Developer: _____

Developers Address: _____

Print Name: _____ Title: _____

Signature: _____ Date: _____

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Tulare) S.S.

On _____ before me, _____, Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Seal)