

Recorded at the request of and mail to:

(Name)

(Address)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT REGARDING JUNIOR ACCESSORY DWELLING UNIT

(Pre-printed text shall not be changed except when done by an authorized Building and Safety employee.)

The undersigned hereby certify that (I am, we are) the owner(s) of the hereinafter legally described real property located in the City of Los Angeles, State of California that is legally described as follows:

LEGAL DESCRIPTION:

_____ as recorded in Book _____, Page _____,
Records of Los Angeles County.

This property is located at _____ and is known by the following **ADDRESS:**

In consideration of the City of Los Angeles allowing the creation of a junior accessory dwelling unit on said property, we do hereby covenant and agree to and with said City per California Government Code Sections 65852.2 and 65852.22 to:

1. Limit the number of junior accessory dwelling units to one per lot with an existing or proposed single family dwelling.
2. Reside in either the single family dwelling or the junior accessory dwelling unit on the property. Owner-occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization.
3. Prohibit the sale of the junior accessory dwelling unit separate from the sale of the single family dwelling.
4. Restrict the size and attributes of the junior accessory dwelling unit to conformance with California Government Code Sections 65852.2 and 65852.22.
5. If the junior accessory dwelling unit is rented, rental terms shall not be for less than 31 consecutive days, nor shall any rental agreement provide for the expiration of the tenancy prior to an occupancy of at least 31 consecutive days by the same tenant.

This Covenant and agreement shall run with the land and shall be binding upon ourselves, and future owners, encumbrances, their successors, heirs, or assignees and shall continue in effect until no longer required by law at which time it will be released by the Superintendent of Building upon submittal of request and payment of any applicable fees.

CARTOGRAPHER'S USE ONLY	Owner's Name(s) _____ (Please type or print) _____ (Please type or print)
	Signature of Owner's Name(s) _____ (sign) Two Officers' Signatures Required for Corporations
	_____ (sign)
	Name of Corporation _____
	Dated this _____ day of _____ 20 _____

SIGNATURES MUST BE NOTARIZED
(Notary acknowledgement must be attached)

FOR DEPARTMENT USE ONLY

MUST BE APPROVED BY the Dept. of Building and Safety prior to recording

Covenant for City Department _____
To be completed for City owned property only.

APPROVED BY: _____ Date: _____