



INSTRUCTIONS FOR PREPARING AND RECORDING COVENANTS WITH THE LOS ANGELES COUNTY RECORDER’S OFFICE

This Information Bulletin provides instructions for preparing covenants that are required to be recorded with the Los Angeles County Recorder’s Office in conjunction with the issuance of a permit by LADBS. Improper execution of these instructions often results in unnecessary delays. The covenant shall be approved by an LADBS plan check engineer prior to recording.

1. Obtain the appropriate covenant form and, if needed, consult with a plan check engineer for the appropriate wording. (Covenant forms can be downloaded from WWW.LADBS.ORG. Pre-printed text on these forms **shall not be modified**.)
2. Fill out the blank spaces on the covenant form.
3. Provide any plot plan or sketch when requested by the covenant.
4. Provide a copy of proof of ownership for verification, i.e. Grant Deeds, including the legal description of the subject property. The owner’s name on the proof of ownership, covenant, plans, and permit applications **SHALL** be identical.

The Department of Public Works, Bureau of Engineering, Land Records Section only has records available from mid-1945 to approximately six months prior to the current date.

5. The proper signature(s) of the owner(s) of the subject property on the covenant is required. All signatures must be acknowledged before a Notary Public on the California All-Purpose Acknowledgment notary form. The following table shows the proper signature(s) required for various types of ownership.

Owner Type	Required Signature(s)
Individual	Of the Individual ⁽¹⁾
Partnership	Of one General Partner ⁽²⁾
Joint Venture	Of all Joint Ventures
Corporation	Of the Chairman of the Board (C.O.B.) or President or Vice President or Secretary or Assistant Secretary or Chief Financial Officer (C.F.O.) or Assistant Treasurer ⁽²⁾

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

Owner Type	Required Signature(s)
Limited Liability Corporation (L.L.C.)	Managing Member ⁽²⁾
Limited Liability Partnership (L.L.P.)	Of one General Partner ⁽²⁾

(1) A husband and wife who jointly own a property need to both sign the required covenants.

(2) The person signing the covenant on behalf of the corporation or partnership must clearly state their capacity in the corporation or partnership. A proof stating that the person signing the affidavit has the legal authority to sign on behalf of the corporation or partnership shall be submitted.

6. The covenant SHALL be signed and approved by the plan check engineer processing the permit prior to recording. Please note that the Los Angeles County Recorder’s Office will not accept any documents which have been erased or altered in any manner. Depending on the complexity of the legal description, the plan check engineer may require the legal description to be prepared and approved by a surveyer licensed by the State of California.

7. Record the covenant at any of the Los Angeles County Recorder’s Offices located at:

12400 Imperial Highway
Norwalk, CA 90650
(800) 201-8999

14340 Sylvan St
Van Nuys, CA 91401
(800) 201-8999

11701 S. La Cienega Blvd.
Los Angeles, CA 90045
(800) 201-8999

8. Request a **CERTIFIED COPY** of the covenant from the Los Angeles County Recorder’s Office at the time of recording.

9. Return the original **CERTIFIED COPY** of the covenant to the LADBS plan check engineer assigned to your project.

10. A request for a “Termination of a Covenant and Agreement” is required to be submitted for Regular Plan Check for review and processing.