



RECORDING REQUESTED BY:
EL DORADO COUNTY
PLANNING AND BUILDING DEPT

AND WHEN RECORDED MAIL TO:

NAME:

ADDRESS:

CITY, STATE,
AND ZIP:

SPACE ABOVE THIS LINE FOR RECORDER USE ONLY

Owner Name: _____

Assessor Parcel No. _____

Building Permit No: _____

Limited Density Owner-Built Rural Dwelling

El Dorado County Ordinance Number 5199

Single Family Dwelling of _____ Sq. Ft. Accessory Structure of _____ Sq. Ft

DEED RESTRICTION AND NOTICE OF LIMITED DENSITY OWNER-BUILT RURAL DWELLING UNIT

I. **WHEREAS**, on this _____ day of _____, 2025, _____, hereinafter referred to as (owner(s)), is the record owner of the following real property: _____, and as confirmed by recorded Grant Deed _____, hereinafter referred to as “the subject property”, and:

II. **WHEREAS**, the Building Division of the El Dorado County Planning and Building Department is acting on behalf of the People of El Dorado County; and

III. **WHEREAS**, the Owner(s) applied to the Building Division for a building permit in order to develop the subject property described above; and

IV. **WHEREAS**, Building Permit No. _____ was applied for on _____ by the Owner(s) in accordance with the provisions of the El Dorado County Code and the California Building Code; and

V. **WHEREAS**, the use allowed by Building Permit No. _____ has been reviewed and approved in accordance with El Dorado County’s Title-25 Limited Density Owner-Built Ordinance purposes set forth below; and

VI. **WHEREAS**, it is intended that this Deed Restriction and Notice of Limited Density Owner-Built Rural Dwelling Unit shall constitute an enforceable restriction and remain in effect until a change in use or character of use has been approve by the El Dorado County Building Official or a change in law has occurred, either of which change allows the uses otherwise restricted herein to be conducted on the real property described herein. Under either circumstance allowing such change in use, Owner(s) shall be entitled to have this Deed Restriction and Notice of Limited Density Owner-Built Rural Dwelling Unit removed by the Director of the Planning and Building Department; and

VII. **WHEREAS**, Owner(s) acknowledges that Owner(s) will comply with the Limited Density Owner-Built Rural Dwelling Unit limited use restrictions that were incorporated in reviewing and approving Building Permit No. _____, which enabled Owner(s) to undertake use authorized by this permit.

NOW, THEREFORE, with the issuance of Building Permit No. _____ to Owner(s) by El Dorado County, Owner(s) hereby affirms Owner’s desire to develop a Limited Density Owner-Built Rural Dwelling Unit, as set forth below, which establishes the fact that the permitted Limited Density Owner-Built Rural Dwelling Unit need not conform with the construction requirements prescribed by the latest adopted editions of the California Building, Plumbing, Mechanical, and Electrical Codes, or other applicable technical codes. The undersigned Owner(s), for himself/herself and for his/her heirs, assigns, and successors in interest, acknowledges and agrees to those restrictions.

- 1. *The nature of the dwelling, and that the structure has been permitted under El Dorado County Ordinance 12345, entitled “Limited Density Owner-Built Rural Dwellings” Regulations for Limited Density Owner-Built Rural Dwellings”, adopted under the authorization of Health and Safety Code section 17958.2, and not under Title 24, California Code of Regulations.*
- 2. *That occupancy and/or use is limited to the owner and owner’s family for a period of 3 years from the date of final inspection.*

If any provision of these restrictions is held to be invalid or for any reason becomes unenforceable, no other provision shall be thereby affected or impaired.

This Deed Restriction and Notice of Limited Density Owner-Built Rural Dwelling Unit shall remain in force and effect during the period that this permit , or any modification or amendment thereof, remains effective, and during the period that the development authorized by this permit, or any modification of this development, remains in existence in or upon any part of, and thereby confers benefit upon, the subject property described herein, and to that extent, this Deed Restriction and Notice of Limited Density Owner-Built Rural Dwelling Unit is hereby acknowledged and agreed to by Owner(s) to restrict the use and enjoyment of this Limited Density Owner-Built Rural Dwelling Unit and shall be binding on Owner(s) and all his/her assigns or successors in interest.

Owner(s) agrees to record this Deed Restriction and Notice of Limited Density Owner-Built Rural Dwelling Unit in the Recorder’s Office for the County of El Dorado as soon as possible after the date of execution. This document shall be recorded and returned to the El Dorado County Planning and Building Department prior to the issuance of Building Permit No. _____.

DATE: _____

OWNER SIGNATURE: _____

Print or Type Name

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 the document.

OWNER SIGNATURE: _____

Print or Type Name

State of California)
County of El Dorado)

On _____ before me, _____, 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 _____ (Seal)
Notary Public in and for said County and State