



City of Long Beach
Department of Development Services
 333 West Ocean Blvd., 4th Floor
 Long Beach, CA 90802
 Phone: (562) 570-5237 Fax: (562) 570-6753
 Website: www.lbds.info

Common Property Line Wall/Fence Agreement

PROJECT ADDRESS / PARCEL # (NOT MAILING ADDRESS)				BFEN	
APPLICANT LAST NAME, FIRST NAME, MI					
APPLICANT MAILING ADDRESS			EMAIL ADDRESS		
CITY	STATE	ZIP	PHONE	CELL	

This Common Property Line Wall/Fence Agreement, signed by the affected property owner(s) (the "Parties"), gives permission to and with said Applicant to construct a fence or wall, without restriction, and share the responsibility of maintenance of the common property fence/wall, which includes but is not limited to structural maintenance, repair, and rebuilding.

The Parties agree for themselves and for their respective assigns and successors in interest, that the fence/wall being constructed between our respective properties, as indicated on the attached Fence or Curb Cut Diagram or plot plan/drawing, is being constructed on or near the property line dividing our properties, or where it is believed to be located, since no official survey has been made by a Licensed Professional Surveyor. To permit the construction of a common property line fence/wall without a valid survey issued by a licensed professional surveyor, the City of Long Beach requires the consent of all affected property owners (the "Parties").

The Parties agree that all construction work shall be done in accordance with the Long Beach Municipal Code, all other applicable Code provisions and shall be consistent with the approved plans on which a Building Permit has been issued by the City.

The Parties authorize each other necessary and reasonable access to the block wall/fence on each other's property for construction and maintenance purposes; and will, in the future, grant the other signatories to this agreement, or their respective assigns or successors in interest, access to My/Our property if required to maintain the proposed block wall/fence and land beneath the fence along our common property line. **The Parties understand that by signing this agreement a fence/block wall may be placed on or near my/our property line without a formal property line survey prepared by a Licensed Professional Surveyor.** Further, this Agreement does not constitute a Line Certification and placement of a common fence/wall is not implied as a legal property line. **Any questions regarding property lines and their locations should be addressed by a Licensed Professional Surveyor or Civil Engineer.**

By signing this Agreement, the Parties, for themselves and for their respective successors in interest, agree to hold the City of Long Beach and its elected officials and appointed officials, agents, and employees harmless from liability for damage or claims for personal injuries, including death, and claims for property damage or loss which may arise from the direct or indirect construction, use, placement or maintenance of the property line block wall/fence which is the subject of this Agreement or the Permit issued and associated with this Agreement. The Parties to this Agreement agree to and shall defend the City and its elected and appointed officials, officers, agents, and employees with respect to any and all actions for damages caused by or alleged to have been caused by reason of the issuance of the Permit described herein, the construction, placement or maintenance of the subject block wall/fence, or any dispute amongst or between any of the Parties as to the placement of the subject block wall/fence or the location of the true property line separating the properties. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, and costs of defense incurred, because of the construction, maintenance or location of the property line block wall/fence that is the subject of this Agreement.

Common Property Line Wall/Fence Agreement

PROJECT ADDRESS (NOT MAILING ADDRESS)	BFEN
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This Common Property Line Wall/Fence Agreement is entered into to construct a wall or fence on or over what is believed to be the common property line(s) of the properties located and described below and shall run with all of the below described land and shall be binding upon ourselves, and future owners, encumbrances, their successors, heirs or assignees and shall continue in effect until released by mutual agreement of the common property owners of said fence/wall that this Agreement is no longer required.

_____	(PRINT NAME IN FULL)
_____	(ADDRESS NO. 1 / PARCEL #)
_____	(OWNER OF ADDRESS NO. 1)
(Signature of Property Owner)	(Date)

_____	(PRINT NAME IN FULL)
_____	(ADDRESS NO. 2 / PARCEL #)
_____	(OWNER OF ADDRESS NO. 2)
(Signature of Property Owner)	(Date)

_____	(PRINT NAME IN FULL)
_____	(ADDRESS NO. 3 / PARCEL #)
_____	(OWNER OF ADDRESS NO. 3)
(Signature of Property Owner)	(Date)

_____	(PRINT NAME IN FULL)
_____	(ADDRESS NO. 4 / PARCEL #)
_____	(OWNER OF ADDRESS NO. 4)
(Signature of Property Owner)	(Date)

I, the undersigned, hereby state that the information set forth in this Agreement is true and correct. I further understand that the Building Official has the authority to suspend or revoke the related permit should the permit be issued in error or on the basis of incorrect, inaccurate or incomplete information supplied, or in violation of any provision of Long Beach Municipal Code Title 18 or other ordinances of the City of laws and statutes of the State. (LBMC 18.04.060.D)

Signature of Primary Applicant

Date

Notary acknowledgements for each signature must be attached to this document

IMPORTANT – PLEASE MAINTAIN A COPY OF THIS AGREEMENT FOR YOUR RECORDS.

SAMPLE FENCE OR CURB CUT DIAGRAM OR PLOT PLAN

