

How developers can protect themselves.

Real estate developers can protect themselves and provide responsible disclosure to future residents through Avigation and Noise Easements. Conveying an Avigation and Noise Easement to the County of Sacramento on residential development projects is an effective means of limiting real estate developer liability for current or potential impacts of aircraft operations from a nearby airport.

Unlike a disclosure notice, the Avigation and Noise Easement is attached by the County to the property deed, stays with the property in perpetuity, and each successive buyer of the property receives notice through title documentation that the easement is a component of the acquisition.*

*Please consult your own legal specialist to verify the legal meaning and impact of an avigation easement with respect to your business.



Public Use Airports within Sacramento County

Sacramento International Airport
Mather Airport
Sacramento Executive Airport
Franklin Field
McClellan Airport
Elk Grove Airport
Rancho Murieta Airport
Rio Linda Airport

For more information, contact us at:

Aircraft Noise Program Office
6900 Airport Boulevard
Sacramento, CA 95837

Phone (916) 874-0800

Fax (916) 874-0920

E-mail planenoiseinfo@saccounty.net

Internet www.sacaairports.org/noise



Airport Disclosure



What Sacramento area real estate professionals need to know to protect themselves, their clients and their airports.



Ensuring the viability of our airports.

Sacramento County's Public Use Airports are vital economic engines. In fact, the Sacramento County Airport System's 2003 Economic Impact Report attributed the generation of over \$2.4 billion in revenue and more than 18,500 jobs in 2002 to Sacramento International, Mather and Sacramento Executive airports.

Revenue impacts and jobs generated by the region's airports support the expanding regional demand for existing and new residential and other land uses. Balancing the increasing demand for such land uses with the need to limit the encroachment of incompatible land uses around airports is a challenge. Sacramento County and other local governments have enacted land use and zoning policies for this express purpose. Full and timely disclosure of potential aircraft overflight impacts to buyers also helps ensure the viability of these economic engines.

California Real Estate Disclosure Law

In 2004, California Assembly Bill 2776 went into effect, making the airport disclosure notice shown below mandatory on real estate transactions of real property located within an airport influence area (AIA).

Notice of Airport In Vicinity

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

Disclosure is also required for properties outside an AIA but within subdivisions that are within 2 statute miles of an airport. The complete text of the law can be found in Section 11010 (b) (13) of the Business and Professions Code: www.leginfo.ca.gov/calaw.html*

*Please consult your own legal specialist to verify the legal meaning and impact of a disclosure notice

Where to find information on Sacramento County Airports.

In Sacramento County, the Sacramento Area Council of Governments (SACOG) serves as the region's Airport Land Use Commission and is responsible for airport land use planning policy. Such policies can be found in each airport's Airport Land Use Compatibility Plan (ALUP), formerly known as Comprehensive Land Use Plans or CLUPs, or, for airports that do not have individually-prepared ALUPs, in SACOG's Airport Land Uses Policy Plan. Copies of each of these plans can be obtained from SACOG for a nominal fee. Information regarding local airport land use planning, including maps from the ALUPs, is available at SACOG's website: www.sacog.org/airport/index.cfm

The Sacramento County Airport System has staff available to assist the real estate community and their clients in understanding the range and nature of airport/aircraft impacts to which a particular property may be subject. Inquiries should be directed to the SCAS's Aircraft Noise Program office.

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