



City of Rolling Hills

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Tips for New Homeowners in Rolling Hills

Are you considering purchasing a house or property in Rolling Hills, or have you recently done so? If so, there are a few things you should keep in mind and some helpful tips to consider.

Construction/Remodel

No construction may commence, no matter how small, until you have approvals from 3 entities: City of Rolling Hills, Rolling Hills Community Association, and Building and Safety Department.

Septic Tanks

Renovation of an existing building that entails expansions beyond the current footprint of the permitted structures, room, and/or plumbing fixture additions that will increase the design flow or demand a greater capacity than the capacity indicated on the previous approval may require a new septic system. If you have a cesspool, it will need to be replaced with a septic system with certain exceptions if you are remodeling within the existing building footprint and not adding a bedroom. At a minimum the Los Angeles County's Department of Public Health will require a Feasibility Study Report and Plan Submittal with regards to existing septic tank capacity. It is important for residents to contact the LA County's Department of Public Health at (310) 338-3226 to discuss prior to commencement of work.

Utility Lines

If you are planning to upgrade, relocate, or increase your electrical panel, construct a new house, addition, or accessory structure, or lengthen or add electrical lines to your home or accessory structure, you are required to underground all utility lines to that structure. It is important for residents to have their electrician or general contractor contact City Hall at (310) 377-1521 to discuss City requirements prior to commencement of work.

View Preservation Ordinance

The City of Rolling Hills recently amended its View Preservation Ordinance (Chapter 17.26). It is important that you take dated photographic evidence of views from your residence and deck/patios in order to document what views existed on the day you acquired your home.

"View" means a visually impressive scene or vista, such as the Pacific Ocean, off-shore islands, mountains, lights of the Los Angeles basin, the Palos Verdes Hills and canyons, the Los Angeles Harbor and/or Long Beach Harbor, and similar, as observed from a viewing point. A view may include structures or vegetation in the foreground or background of the view seeker's property. A "view" may be observed from one or more viewing point, and may be panoramic.

Outdoor Lighting Ordinance

An important goal of the City of Rolling Hills is to maintain a rural character, which includes preserving natural darkness. Please refer to Section 17.16.190E for specific requirements for light type and wattage (e.g., pedestrian walkways, security lighting at entrances, address sign, pilaster or entry post, porches, and exterior walls). In general, lights are to cast downwards and not spill onto the roadway or adjacent properties.