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Interesting enforcement

We're a third party consultant that provides AB1103 compliance reports to building owners for a nominal fee. We've run into the same problem that the CEC has - adoption/compliance of this "mandatory law" has been lackluster. Recently though, I saw one of the stranger things. A lender has been requiring AB1103 reports on all applicable transactions, in this case it was a building purchase. They told the buyer he had to get it from the seller, the seller didn't comply and the deal closed regardless. Since the lender had to have the report, the buyer ended up being our client for the report (post closing) and had the report paid for by the lender. Very weird scenario! A good example though of how confused the marketplace is about this law at the moment.