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SJW CORP  
Form 8-K  
February 12, 2007

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 8-K  
CURRENT REPORT

Pursuant to Section 13 OR 15(d)  
of The Securities Exchange Act of 1934

Date of Report (Date of earliest event reported) February 9,  
2007

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SJW Corp.

-----  
(Exact name of registrant as specified in its charter)

California 1-8966 77-0066628

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(State or other jurisdiction (Commission (IRS Employer  
of incorporation) File Number) Identification No.)

374 W. Santa Clara Street, San Jose, California 95113

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(Address of principal executive offices) (Zip Code)

(408) 279-7800

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Registrant's telephone number, including area code

Not Applicable

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(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is  
intended to simultaneously satisfy the filing obligation of the  
registrant under any of the following provisions:

Written communications pursuant to Rule 425 under the  
Securities Act (17 CFR 230.425)

Soliciting material pursuant to Rule 14a-12 under the  
Exchange Act (17 CFR 240.14a-12)

Pre-commencement communications pursuant to Rule 14d-  
2(b) under the Exchange Act (17 CFR 240.14d-2(b))

Pre-commencement communications pursuant to Rule 13e-  
4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Item 7.01 Regulation FD Disclosure.

On February 9, 2007, SJW Land Company, SJW Corp.'s wholly owned  
subsidiary, purchased an office building, a distribution  
facility and approximately 10 acres of adjacent land located in  
Knoxville, Tennessee for an aggregate purchase price of  
approximately \$47,625,000. Such properties are leased to a

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national clothing retailer for approximately 20 years. The purchase price was paid using the proceeds received in connection with nonutility property sales that occurred in the fourth quarter of 2006, pursuant to Internal Revenue Code Section 1031, and using borrowed funds of approximately \$15,500,000. A copy of the press release announcing such purchase is attached hereto as Exhibit 99.1 and is incorporated into this Form 8-K by reference.

Item 9.01 Financial Statements and Exhibits.

(c) Exhibits

Exhibit Number -----	Description of Document -----
99.1	Press Release issued by SJW Corp. dated February 9, 2007, announcing the purchase of properties.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

SJW Corp.  
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February 9, 2007  
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/s/ Angela Yip  
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Angela Yip,  
Chief Financial Officer  
and Treasurer

Exhibit Number -----	Description of Document -----
99.1	Press Release issued by SJW Corp. dated February 9, 2007, announcing the purchase of properties.