

MOTION BY SUPERVISOR LINDSEY P. HORVATH

November 25, 2025

Removing the Burden of County Permit Fees for Rebuilding After the 2025 Palisades Fire for Malibu Homeowners

In January 2025, the Palisades Fire displaced numerous families and destroyed thousands of residential and commercial structures in Los Angeles County. As property owners begin the process of considering rebuilding, many are uninsured and struggle to receive funds and proceeds from their homeowner's insurance policies. As these families struggle to find the funding for relocation and their immediate needs, the lack of support from insurance has significantly impacted the ability to rebuild.

On May 27, 2025, the Los Angeles County Board of Supervisors (Board) unanimously approved a motion directing the County's Chief Executive Officer (CEO) to develop a plan to defer all fees for County permitting departments for rebuilds. On June 6, 2025, the CEO submitted their report to the Board. The report highlighted that insurance cannot be counted on to cover permit fees for rebuilding.

On June 17, 2025, the Board unanimously approved a motion directing the Departments of Regional Planning, Public Works, Fire, and Public Health, in coordination with the Chief Executive Officer (CEO), Auditor-Controller, and County Counsel, to immediately defer fees for homeowners who submit applications for County permits for

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rebuilding single-family homes in *unincorporated communities* impacted by the 2025 Eaton and Palisades Fires and refund homeowners who meet the eligibility criteria who paid permit fees to the County for eligible rebuilds. On August 18, 2025, the CEO submitted their report to the Board. The report outlined that the cost to waive or defer all residential rebuilding fees and inspection costs in the unincorporated areas of the Palisades Fire are about \$20 million and a total estimated cost of \$140 million for both fire burn areas.

Not only are unincorporated communities affected by the rebuilding fees, but incorporated cities that contract with County are as well. For example, homeowners in the City of Malibu are also seeking to begin the rebuild process. Under the existing directive, Malibu homeowners that are rebuilding post the Palisades Fire are still required to pay permit fees to the County Fire Department, as they were not included in the previous motion adopted on June 17, 2025. The intention is that by deferring permit fees, the County could pursue cost recovery in the future from outside sources (e.g., insurance companies); at no point do we expect that property owners rebuilding would receive a bill for these fees, similar to how debris removal was handled.

I, THEREFORE, MOVE that the Los Angeles County Board of Supervisors direct the County Fire Department in coordination with the Chief Executive Officer (CEO), Auditor-Controller, and County Counsel, to:

1. Immediately defer permit fees for homeowners who submit applications for County permits for rebuilding single-family homes within the City of Malibu impacted by the 2025 Palisades Fire, for those who meet the following criteria:
 - a. Property was owned by the applicant prior to January 7, 2025; and

- b. Property was owner-occupied by the applicant prior to January 7, 2025.
- 2. Refund homeowners who meet the eligibility criteria in the aforementioned directive who have paid permit fees to the County Fire Department for eligible rebuilds.

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