

Fire Rebuild Frequently Asked Questions

WHAT TO EXPECT WHEN REBUILDING

Question: What are the next steps after debris removal?

Answer: LA County is working to develop a checklist to streamline the rebuilding process. Before building permits for the rebuild are issued, a debris removal permit is needed along with a certification that the debris was removed and disposed of properly. Additional approvals from the Departments of Regional Planning, Public Health, and/or the Fire Department may be required as well.

Question: What is a “like-for-like” rebuild?

Answer: The term “like-for-like” is defined by the Zoning Code. Like-for-like replacement structures must be the same size, in the same location, and for the same use as the previous structure. The like-for-like replacement structure may be approved with modifications if they do not increase the floor area, size, height, or building footprint by more than 10%. Like-for-like replacement structures can have a different internal floor plan, or be smaller than the damaged or destroyed structure, so long as they do not increase the building footprint by more than 10%.

Although like-for-like replacement structures do not need to comply with current Zoning Code requirements, they will need to comply with current Building Code, Fire Code, and Health and Safety Code requirements.

Question: How long do I have to rebuild?

Answer: There is no definitive timeline for the rebuilding process. LA County Regional Planning generally requires applications for temporary housing and like-for-like rebuilds to be submitted within two years of the declaration of emergency being first declared. Extensions may be granted if additional time is necessary. However, once issued, a building permit will expire in 12 months if construction does not begin.

Please note that debris removal must be completed before a building permit can be issued.

Question: What is a realistic timeline to be back in the house?

Answer: The exact amount of time it will take to recover and rebuild from the wildfires is still unknown. We can't provide a "one size fits all" estimate on when residents can expect to be back in their homes – many factors could extend the process, from weather, to availability of design consultants, materials and contractors.

Question: Is there an email list or website specific for rebuild resources and information?

Answer: Visit Rebuilding page at Recovery.lacounty.gov.

Question: Will there be a designated area or task force to help with permitting, building, and safety concerns? What services will be available there?

Answer:

Palisades Fire: For unincorporated area communities, rebuilding consultation appointments concierge services are being provided at the Calabasas One-Stop Center by appointment. These consultations began on February 19th and appointments are available Mondays, Wednesdays, and Fridays from 7:30am-10:30am and Saturdays from 8am-12pm. Agencies such as Fire Department, Regional Planning, Public Health, Geotechnical and Materials Engineering Division, and Public Works Building and Safety will be available to guide owners and their representatives through the rebuild process and answer any questions they may have. Personalized packets including Permit Records, Assessor Records and Property Attributes will be provided to the homeowners during these workshops. For more information or to book an appointment, visit recovery.lacounty.gov/rebuilding/one-stop-permit-centers

Eaton Fire: For the Altadena unincorporated area community, rebuilding consultation appointments are being provided at the Altadena One-Stop Center by appointment. These consultations begin on March 17th and appointments are available Mondays, Wednesdays, and Fridays from 9:30am-12:30pm and Saturdays from 8am-12pm. Agencies such as Fire Department, Regional Planning, Public Health, Geotechnical and Materials Engineering Division, and Public Works Building and Safety will be available to guide owners and their representatives through the rebuild process and answer any questions they may have. Personalized packets including Permit Records, Assessor Records and Property Attributes will be provided to the homeowners during these workshops. For more information or to book an appointment, visit recovery.lacounty.gov/rebuilding/one-stop-permit-centers

PERMITS & FEES

Question: How long will the permitting process take?

Answer: LA County has committed to providing expedited services for fire rebuilds. However, the duration of the permitting process will vary based on the project's complexity. Certain types of projects will be able to move forward on accelerated timelines, such as like-for-like rebuild projects or preapproved plans. More complex projects may require additional review and approvals but will still be expedited.

Regional Planning will conduct their initial review of like-for-like rebuild projects within two weeks and will also conduct rechecks within two weeks. If the rebuild project does not meet Regional Planning's like-for-like standards, review periods will depend on the complexity and scope of each project. Please note that like-for-like replacement structures do not need to comply with current Zoning Code requirements, but they will need to comply with current Building Code, Fire Code, and Health and Safety Code requirements.

The Public Works Building and Safety Division and LA County Fire Department will review initial submittals within 10 business days and rechecks within 5 business days. Over the counter or virtual appointments for rechecks may be facilitated, provided the design professional is available to attend the appointment as well.

Question: Will other agency approvals be required to obtain a building permit?

Answer: Yes, in most cases additional agency approvals will be required prior to issuance of a building permit. The applicability of review and approval of required agencies is unique to each site and will be determined by a building plan check engineer at the time of plan submittal.

Question: What are the minimum submittal requirements for rebuilding?

Answer: LA County staff only needs one application with architectural plans (i.e., site plans, floor plans, and elevations) and property ownership information to start their review. After determining whether your proposal qualifies as a like-for-like rebuild project, identifying additional application requirements and finalizing the project scope, LA County Staff will require more detailed architectural plans, structural plans, structural calculations by a licensed architect or engineer (if not prescriptive construction) and energy plans. You will be notified when these plans need to be submitted, however, you will not need to submit another application. Public Health requirements for rebuilding can be found at <http://ph.lacounty.gov/eh/safety/returning-home-after-fire.htm>

Question: Is a debris removal permit required to remove the remnants of a structure that was damaged or destroyed by the fire?

Answer: A debris removal permit is required only if you do not opt-in to the government-assisted debris removal program. For homeowners who opt-out of the government-assisted program, approval from Public Works is required for the debris removal work. More information is available by calling LA County Public Works Fire Debris Hotline at 844-347-3332 or at recovery.lacounty.gov/debris-removal.

Question: How do I determine if I am able to reuse the existing foundation?

Answer: If you would like to attempt to reuse your foundation, you will need to retain an engineering consultant to evaluate the foundation and determine whether or not it can be reused for the rebuild. If the existing structure's foundation is deemed to have suffered minimal fire damage by a design professional (licensed civil engineer, structural engineer or architect), it may be used in the new proposed construction as long as it meets current building code requirements. Such determination shall be based upon thorough testing and forensic analysis. The engineer must complete the following form: [Reuse of Existing Foundation Systems in a Fire Damaged Structure \(Rev 02-2025\)](#)

The design professional must verify that all under-slab utility systems (such as drain, waste, vent, water, mechanical, electrical, etc.) are suitable for continued use. Electrical conduits may remain, but all under-slab electrical conductors must be replaced.

Applicants who choose to demolish the slab/foundation system will need to provide a compaction report to address re-compaction of the lot after slab removal, if soil was disturbed to a depth greater than 12 inches. A licensed geotechnical or civil engineer must prepare the compaction report.

Question: Will a demolition permit be required if the previous foundation is being reused?

Answer: A separate demolition permit will not be required for those who opt-in to the government's debris removal program: the opt-in process already includes the demolition verification. A debris removal permit will be required for those that opt-out and the description will need to indicate that the existing foundation will remain.

Question: If I am able to reuse my existing foundation, will it need to meet the current slope setback requirements set forth in the building code?

Answer: Yes, the existing foundation may be utilized as long as it meets all building code requirements; including slope setback requirements. However, reduced slope setbacks may be recommended by a soils engineer and may be approved subject to the building official's review.

Question: Will a soils report be required to rebuild?

Answer: Not necessarily, if your foundation is a conventional raised or slab on grade with continuous footings that are designed to meet specified minimum standards, you will not need a soils report. Soils reports are still required for foundations with caissons or deep piles, for geotechnical hazards, basement walls and certain other criteria. In addition, Public Works Geotechnical and Materials Engineering approval may be required prior to rebuilding a home where a geologic hazard is present.

Question: Will a grading permit be required after the debris removal of the structures, foundation, and the layer of contaminated soil?

Answer: The need for a grading permit will be determined by how much soil is removed, if below grade/basement walls are backfilled, and the site condition.

Question: If I plan on rebuilding on a lot with oak trees, do I need an Oak Tree Permit?

Answer: Be aware that damaged oak trees cannot be removed because oak trees may resprout within a two-year monitoring period. However, if an oak tree is deemed a hazard by the County Forester, it may be removed with a valid Oak Tree Permit Exemption.

Like-for-like rebuild projects do not need to comply with current Zoning Code requirements, including the Oak Tree Ordinance. However, no oak trees can be removed, and if the structure that was damaged or destroyed encroached into the protected zone of any oak tree, the like-for-like replacement structure cannot encroach further into the protected zone.

If the rebuild project does not meet Regional Planning's like-for-like standards, it will need to comply with current Zoning Code requirements, including the Oak Tree Ordinance. If you have oak trees on your property, please contact Regional Planning for more information regarding the Oak Tree Ordinance and Oak Tree Permits.

Question: Will permit fees be waived for properties affected by the fires?

Answer: Fee waivers are not being considered at this time unless an alternative source of funds to reimburse the departments are identified. Permit fees may be eligible for reimbursement through private insurance.

Question: What is the estimated building plan check and permit fee for rebuilding a home?

Answer: The building plan check and permit fee varies, depending on the size and cost of the construction. For a 3,000 square foot home, the current cost is approximately \$22,000. For a 1,500 square foot home, the fee is approximately \$12,000. Additional review fees are required by the Fire Department and the Department of Public Health

Regional Planning fees for residential like-for-like rebuilds are \$1,404.00. Regional Planning fees for commercial/industrial like-for-like rebuilds are \$1,382.00. Non-like-for-like proposal fees will depend on the project's scope. Regional Planning fees increase annually in March, so please check in with Regional Planning regularly for up-to-date information.

Question: Will I need to pay school fees when I rebuild my home?

Answer: If you rebuild like-for-like, payment of school fees is not required. If your proposed new construction exceeds the existing permitted square footage, school fees may be applicable. To confirm, please contact your applicable school district. You may use the Service Locator tool to determine the school district:

dpw.lacounty.gov/general/servicelocator/

Question: Will I need to pay library fees when I rebuild my home?

Answer: No, library fees are not required for reconstruction of one individual single-family residence.

Question: Will I need to pay Sanitation District fees when I rebuild my home if it was already on sewer?

Answer: No, reconstruction of one individual single-family residence is not subject to Sanitation District fees. Fees will apply if your home was previously on a septic system or cesspool and you connect the new home to sewer when you rebuild.

PLANNING & CODE REQUIREMENTS

Question: Will codes be waived for rebuilds?

Answer: Like-for-like rebuilds do not need to comply with current Zoning Code requirements, but they will need to comply with current Building Code, Fire Code, and Health and Safety Code requirements. If the rebuild project does not meet Regional Planning's like-for-like standards, the replacement structures will need to comply with current Zoning Code requirements.

Otherwise, LA County is not waiving any code requirements. All new construction, repair work and remodeling must meet the current requirements prescribed by the LA County Building Codes. When you apply to LA County to rebuild, please check with your assigned land use planner for the most up-to-date information.

Question: Can I resubmit my old building plans?

Answer: If permits for a new home or an Accessory Dwelling Unit (ADU) were recently issued during the 2020 or 2023 code cycle, the same permits for the new home or ADU can be issued again without plan review.

Question: Can I submit my plans now?

Answer: Yes, plans can be submitted at this time. However, construction work cannot begin until both Phase I and Phase II debris removal have been completed. You can submit your plans electronically through the County's EPIC-LA online permit system or by visiting your local field office.

Question: How will LA County determine the amount of square footage that was on my property?

Answer: Regional Planning will review all available information, including but not limited to previous land use and zoning approvals, building permit records, Coastal Commission records, County Assessor's Office records and photographs, to determine the square footage.

Question: Does Building and Safety have the construction plans on file for existing homes?

Answer: Typically, Building and Safety does not keep plans on file for residential buildings. However, files may be available if a dwelling passed final inspection within the last 90 days or if it was part of a developer-built subdivision. If building plans were submitted electronically through EPIC-LA, we may still have records.

A like-for-like replacement structure may be approved with modifications if they do not increase the floor area by more than 10%. The like-for-like replacement structure can have a different internal floor plan than the damaged or destroyed structure.

Question: Is there a consideration of providing county preapproved building plans that are cost effective for owners?

Answer: Yes, we are exploring the feasibility of providing both County building standard plans and preapproved plans for single-family homes of various square footages for homeowners to select and use for rebuilds, which will help expedite the plan review process.

Question: Will solar panels (PV) and fire sprinklers be required for fire rebuilds?

Answer: Rebuilds will need to comply with current code requirements, which includes the installation of solar panels and fire sprinklers.

Question: Will electric stoves and appliances be required instead of gas in rebuilds?

Answer: The current code requires a new building to be electric ready, but you are still able to install gas appliances.

Question: Will a survey identifying the property lines be required?

Answer: After the debris removal, a survey may be required to reestablish property lines. LA County does not conduct surveys; it's the owner's responsibility to hire a surveyor to mark their property lines.

Question: Regarding setbacks, many structures are built on the property lines and properties would need to be reworked to meet new requirements. Can we be grandfathered in?

Answer: Like-for-like replacement structures can have the same setbacks as the legally established damaged or destroyed structure. They do not need to comply with current setback requirements. If the rebuild project does not meet Regional Planning's like-for-like standards, the new structures will need to comply with current setback requirements. A property owner can request modifications to the current setback requirements, but these requests require a public hearing and approval is not guaranteed. Please contact Regional Planning for more information about requesting modifications to the current setback requirements

Question: Will there be an effort to preserve (especially historic) facades that have survived the fire? And for those that did not or cannot survive, will there be an effort to rebuild these buildings, and Altadena, to original designs, so our historic community is one that we recognize when we return?

Answer: LA County will rely on historic preservation experts to inform our decisions on this topic. If historically significant portions of the historic structure remain, and there are original plans available, it is possible to rebuild the structure in an historically appropriate manner. Please contact the Los Angeles Conservancy for additional advice.

Question: I intend on rebuilding my house plus an additional area not larger than 10%. Will I still receive expedited plan check?

Answer: Yes. Applications for like-for-like replacement structures will receive an expedited plan check. Although like-for-like replacement structures do not need to comply with current Zoning Code requirements, they will need to comply with current Building Code, Fire Code, and Health and Safety Code requirements

RETURNING TO YOUR PROPERTY

Question: What does it mean if my property is "Yellow" tagged?

Answer: A "Yellow" tag typically indicates that your property has been assessed and deemed safe for limited access, but certain areas are restricted due to safety concerns. Restricted areas may include parts of the property that are structurally compromised (e.g., living room, garage, etc.) and areas with unstable structures. Access is permitted only to retrieve essential contents (e.g., important documents, medications, clothing and personal items needed for immediate use).

Question: What does it mean if my property is "Red" tagged?

Answer: A “Red” tag indicates that your property has been assessed and deemed uninhabitable due to severe damage or safety hazards resulting from the wildfire. The house or accessory structures, if red tagged, shall not be entered or occupied.

Properties may be red tagged if they have damaged pool or spa enclosures that had previously acted as pool barriers. Here’s why:

1. **Safety Concerns:** Pool or spa enclosures are critical for safety, especially in residential areas with children or pets. If these barriers are compromised, there is an increased risk of accidental drowning or injury.
2. **Building Code Compliance:** Properties must comply with local building codes and regulations regarding pool safety. If the enclosure is damaged to the extent that it no longer meets safety standards, the property may be red tagged until the issue is resolved.
3. **Hazardous Conditions:** A destroyed or damaged pool enclosure can create hazardous conditions on the property, such as unsecured access to the pool area, which can lead to liability issues for the property owner.

If a property has been red tagged for this reason, it is essential for the owner to contact the appropriate building department for their area to understand the specific requirements for repairing or replacing the enclosure and to ensure compliance with safety regulations before the tag can be lifted.

Question: Is there a contact information included on the “Yellow” or “Red” tags?

Answer: Yes, the local Building and Safety District Office contact information is provided on the yellow or red tags placed on your property. Residents in unincorporated areas of Los Angeles County, please contact your local Building and Safety District Office for any inquiries. All other residents must contact the building or planning department overseeing their specific community (i.e. City of Los Angeles, City of Pasadena, City of Malibu, City of Sierra Madre)

San Gabriel Valley District Office – Eaton Fire

125 S. Baldwin Ave.

Arcadia, CA 91007

Phone: (626) 574-0941

Office Hours: Monday through Thursday 7:00am to 4:30pm, Friday 7:00am to 3:30pm

Calabasas District Office – Palisades Fire

26600 Agoura Road, Suite 110

Calabasas, CA 91302

Phone: (818) 880-4150

Office Hours: Monday through Thursday 7:00am to 4:30pm, Friday 7:00am to 3:30pm

Question: When will contractors be allowed to return and resume work on standing homes that were under construction before the fire?

Answer: Contractors may commence work with the appropriate permits if the home was not affected by the fire, however if Phase 2 debris removal is required for the particular parcel, then once Phase 1 hazardous waste has been completed and depending on whether the property owner chooses to opt-in or opt-out of the government debris removal program and the appropriate debris removal has taken place, then the contractor can resume the work.

TEMPORARY HOUSING

Question: Temporary housing – will it be allowed and where?

Answer: Temporary housing is allowed. Temporary housing units may include recreational vehicles, manufactured homes, or mobilehomes. The temporary housing unit must have a water connection for drinking, a sanitary waste disposal system and an electrical connection. [Click here to apply for a Temporary Housing Permit.](#)

Temporary housing approvals expire two years after the beginning of the emergency declaration. Temporary housing units must be removed from the property within 24 hours after the approval expires. However, the Director of Regional Planning can grant up to three one-year extensions of the expiration date if additional time is necessary. Otherwise, temporary housing units must be removed from the property within 30 days after the County issues a Certificate of Occupancy for the replacement.

If there is a pre-existing ADU on a property, it can be temporarily occupied by a household while they wait for a replacement primary dwelling unit to be built on the same property, although it is not a temporary structure and will not need to be removed from the property at a future time. However, Phase 1 hazardous materials removal must occur on the entire property before the household can move into the pre-existing ADU.

Question: Are manufactured or prefab homes allowed as permanent replacement structures?

Answer: Manufactured housing or mobilehome registration is overseen by the State of California Housing and Community Development (HCD). Building and Safety issues permits and inspects units being placed on private property, but not within a mobilehome park. If the property is located within the Very High Fire Hazard Severity Zone, BSD requests documentation that the unit being placed meets the fire-resistant construction requirements prior to issuing a permit. The units come with an insignia/label affixed to the unit so BSD inspectors can identify properly approved units. For permanent use, they must be installed on a foundation system

consisting of a continuous concrete footing. In addition to the footing and anchorage of the unit, BSD inspects the utility connections for code compliance.

In addition, HCD oversees the factory-built housing program in the state of California. Factory-Built Housing is a residential building, dwelling unit, individual dwelling room, or combination of rooms, or building components, assembly, or system manufactured so that all concealed parts or processes of manufacturing cannot be inspected before installation. Similar to manufactured housing and mobilehomes, factory-built housing is approved by HCD and affixed with an insignia that BSD verifies during installation. The permitting process described above is applicable to factory-built housing as well.

Question: Can I build and live in an ADU on my property while rebuilding my home?

Answer: A new ADU can also be built on a property if a household wants to temporarily occupy it while they wait for a replacement primary dwelling unit to be built on the same property. This will not be considered a temporary structure and will not need to be removed from the property at a future time. LA County will require an application and permits for the new ADU, which will be expedited. The new ADU will need to comply with current Zoning Code and State law requirements

Question: Where can I find more information about temporary housing for fire affected properties?

Answer: Please see the Rebuilding page on recovery.lacounty.gov. Additional informational guides can be found on Public Health's website at lacounty.gov/eh/safety/returning-home-after-fire.htm

FIRE RESISTIVE CONSTRUCTION

Question: What are Fire Hazard Severity Zones and Wildland-Urban Interface Areas?

Answer: A Wildland-Urban Interface (WUI) is a geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the Los Angeles County Fire Department to be at a significant risk from wildfires.

Fire Hazard Severity Zones are geographical areas designated by the California Public Resources Codes and classified as Very High, High or Moderate in State Responsibility Areas or as Local Responsibility Areas in Very High Fire Hazard Severity Zones. The California Code of Regulations entitles the maps of these geographical areas as "Maps of the Fire Hazard Severity Zones in the State Responsibility Area of California."

Question: What does Chapter 7A of the building code require?

Answer: This chapter applies to building materials, systems, and/or assemblies used in the exterior design and construction of new buildings, and to additions, alterations, or repairs made to existing buildings, erected, constructed, or moved within a Wildland-Urban Interface (WUI) Fire Area. The purpose of this chapter is to establish minimum standards for the protection of life and property by increasing the ability of a building located in any Fire Hazard Severity Zone within State Responsibility Areas or any WUI Fire Area to resist the intrusion of flames or burning embers projected by a vegetation fire and contributes to a systematic reduction in conflagration losses.

Question: Where does Chapter 7A of the Building Code apply when people rebuild?

Answer: Chapter 7A applies to any Fire Hazard Severity Zone or Wildland-Urban Interface Fire Area of the State Responsibility Area or Local Responsibility Area.

Question: Will the county support or require fire-resistant building codes?

Answer: The State Fire Marshal's Office creates the fire zone maps that trigger the application of Chapter 7A requirements. When the maps are updated, they will be enforced per the implementation date. Public Works encourages the use of Chapter 7A requirements in areas not within a Fire Hazard Severity Zone, but application of the requirements will be voluntary at the owner's discretion.

Question: If someone lives outside the Fire Hazard Severity Zone, will they be required to comply with Chapter 7A?

Answer: The State Fire Marshal's Office creates the Fire Zone Maps which triggers application of Chapter 7A requirements. If the maps are updated, they will be enforced per the implementation date. Public Works encourages the use of Chapter 7A requirements in areas not within a Fire Hazard Severity Zone, but application of the requirements will be voluntary at the owner's discretion.

Question: Can officials assist in expediting approvals for fire-resistant materials like ICCF block construction, which is already approved by the City of LA but pending LA County approval?

Answer: Any alternate materials proposed will be reviewed by our Research Section with an expedited review timeline.

Question: Will I be able to rebuild or repair my deck with exposed wood?

Answer: If your structure is located within the Very High Fire Hazard Severity Zone, there are requirements for the size of exposed lumber used to construct decks, patios, carports, and trellises.

SWIMMING POOLS

Question: What should I do about my swimming pool/spa?

Answer: Swimming pools and spas are required to be surrounded by a 5ft. high fence or barrier. The home and/or garage may be part of the pool barrier, and in the case where either the fence or the home was destroyed, temporary fencing must be installed. A chain link fence shall be 11 gauge with openings not more than 1 ¾" measured horizontally. A permit is not required to install a temporary fence.

If someone opts-in to the government run debris-removal program, the U.S Army Corps of Engineers (USACE) will remove fire debris from the pool if the pool is within the ash footprint. USACE may use the contaminated water to wet down debris during the removal process. They will not refill or remove the pool.

Chlorination requirements, mosquitos breeding prevention and other swimming pool topics can be found at ph.lacounty.gov/eh/safety/returning-home-after-fire.htm

Question: Should I drain my swimming pool?

Answer: While draining a pool is not recommended, if damage to the pool requires it to be drained, residents in the unincorporated area may drain their pools to the sewer. To discharge into the sanitary sewer, the LA County Department of Building and Safety requires a three-inch P-trap legally installed with a sewer permit. A pool P-trap is piping that sticks up vertically from the ground and is typically installed near the pool equipment. This only applies to freshwater pools (no saltwater pools) connected to public sewer. Opening manholes and draining directly to manholes is not allowed. Property owners should remove any floating debris by skimming and should filter the pool water prior to draining to reduce the discharge of solids and debris into the sewer system. In addition, there shall be no drainage of pools to the sewer during or within 24 hours after active rainfall. If the pool does not have a P-trap, or the P-trap was damaged by the fire, owners will need to hire a private water hauler to drain the pool.

If the property is on a septic system and is not connected to the sewer, homeowners will need to hire a private water hauler to drain their pool.

SEPTIC SYSTEM

Question: If my home is on a septic system, may I use the existing septic system in the rebuild?

Answer: For guidance, please refer to this guide: ph.lacounty.gov/eh/docs/safety/septic-systems-assessment-following-fire-en.pdf on the Environmental Health website. Please contact LA County Public Health at (626) 430-5380 if you have additional questions.

Question: If the above-ground components of my septic system's supplemental treatment were damaged, do I need a permit to repair or replace them?

Answer: Yes. Please contact LA County Public Health at (626) 430-5380 for further information.

Question: What should I do with my septic system while the house is being rebuilt?

Answer: To prevent the collapse of the septic tank, drain field and seepage pits, it is recommended that you identify their locations using stakes and caution tape to prevent heavy equipment from driving over those areas.

NEW BUYER RIGHTS

Question: If a lot is sold now, does expedited permitting and temporary housing apply for the buyer (new owner) or are they only available to the owner at the time of the disaster?

Answer: The buyer is not eligible for temporary housing on the site, which requires evidence that the buyer has lived at the site within the past twelve months.

Expedited permitting will be available to everyone within two years of the beginning of the emergency declaration. It does not matter if the property has changed hands. More specifically, applications for like-for-like rebuild projects must be submitted to Regional Planning within two years after the beginning of the emergency declaration. However, the Director of Regional Planning can grant up to three one-year extensions of the application submittal deadline if additional time is necessary. If a rebuild project does not meet Regional Planning's like-for-like standards, the application can be submitted at any time

Question: Are there any other rights during the rebuilding process that are only available to the original owner at the time of the event, or do the rights run with the land itself?

Answer: If the buyer does not utilize the previous home's building footprint for the fastest path towards rebuilding, they will be required to comply with the new Community Standards District regulations for setbacks, among other requirements.

MORE INFORMATION

Question: Where can I find more information/contact numbers for the one-stop locations?

Answer:

Eaton Fire: Altadena One Stop Center (626) 424-6743, located at 464 W. Woodbury Road, Suite 210, Altadena 91001.

Palisades Fire: Calabasas One Stop Center (818) 880-4150, located at 26600 Agoura Road, Suite # 110, Calabasas, CA 91302.

Visit recovery.lacounty.gov/rebuilding/one-stop-permit-centers to book an appointment

Question: Where can I learn more about LA County's rebuilding efforts?

Answer: Recovery.lacounty.gov site hosts key information related to recent wildfires and LA County's efforts to rebuild. Visit the rebuilding page for more in-depth information.