

# Like-for-Like and What it Means

## Like-for-Like Rebuilds

LA County is providing expedited permitting timelines for specific types of rebuild projects, including “like-for-like” rebuilds, to support and speed up the rebuilding effort for unincorporated communities impacted by the January 2025 Eaton or Palisades fires.

What it is:	Who it's for:	What it means:
The term “like-for-like” is defined by the County Zoning Code. Like-for-like rebuilds are projects that intend to rebuild a structure that is generally of the same size, in the same location, and for the same purpose as the previous structure that was located on the property, that was destroyed by wildfire. Eligibility for like-for-like rebuilds is determined solely by the Department of Regional Planning.	Property owners looking to rebuild the same (or similar) house, garage, additional dwelling unit (ADU), commercial building, school or other structure they had prior to the wildfires.	Like-for-like rebuilds offer streamlined land use and permitting reviews and shorter approval times than standard plan reviews and more complex, customized projects. They also allow certain zoning requirements, such as property setbacks, to maintain nonconformities.

## Criteria For Consideration

- A like-for-like replacement structure may be approved with modifications if there is limited increase in floor area, size, height, or building footprint.
  - » In the Eaton Fire area, like-for-like rebuilds may increase the floor area, size, height or building footprint by up to a maximum 10 percent or 200 square feet, whichever is greater.
  - » In the Palisades Fire area, like-for-like rebuilds may increase the floor area, size, height, or building footprint by up to a maximum of 10 percent.
- Building area may be decreased, and height may be reduced, provided that the building footprint is in the same general location and if the property is connected to a public sewer.
- If a home is on a septic system, it must have the same number of bedrooms or any other room that is 70 square feet or larger in size. The foundation can be expanded up to 10 percent, as long as it does not encroach on the septic system's dispersal field.

# Code Compliance

Although “like-for-like” replacement structures are exempt from current County Zoning Code, all rebuilds will need to comply with current County Building Code, Fire Code, and Health and Safety Code requirements, such as:

## Building Code

- Homes must be solar-ready. While projects do not need battery storage systems or solar panels installed, the wiring and space needed to install solar in the future are required.
- In the Eaton Fire affected area, the following building code provisions are suspended for “like-for-like” single family residential rebuild projects and duplex residential rebuild projects:
  - » Installation of electric vehicle-ready infrastructure
  - » Cool roof requirement
  - » Graywater-ready plumbing system
  - » Low-impact development requirements for buildings built prior to 2009

## Fire Code

- Fire sprinklers must be installed in all housing units, including new ADUs.
- If a home is in a Fire Hazard Severity Zone, fire-resistant construction and a fuel modification plan are required.

## Health and Safety

- Homes on septic systems will be allowed to remain on septic if the system is in working order. If the system fails and the home is within 200 feet of a sanitary sewer line, the septic system will need to be abandoned, and the home connected to the sanitary sewer.
- If a new ADU is built on site, the existing septic system must be able to accommodate the additional bedrooms. If the existing septic system cannot support the additional bedrooms, the existing septic system must be expanded, or a new septic system must be installed for the ADU. In addition, an area for the existing septic system’s future dispersal system must be tested and the area set aside for future construction.

## Non-Like-for-Like Rebuilds

Non-like-for-like rebuild projects must comply with current Zoning Code requirements and could require discretionary review, which includes a public hearing.

If your rebuild project is non-like-for-like, County staff will inform you of the applicable process. You will have the option to redesign the project to meet like-for-like standards before committing additional time and resources.



For more detailed information on the rebuild process, please visit [recovery.lacounty.gov/rebuilding](https://recovery.lacounty.gov/rebuilding)

