

ASSEMBLY BILL 38

DEFENSIBLE SPACE INSPECTION AND CERTIFICATION

CALIFORNIA FIRE HAZARD DISCLOSURE REQUIREMENT (EFFECTIVE JULY 1, 2021)

If a property is located in a High or Very High Fire Hazard Severity Zone within a State or Local Responsibility Area, California Civil Code §1102.19 requires sellers to provide buyers with documentation of compliance with either Public Resources Code §4291 or applicable local vegetation management ordinances. If documentation is not available by close of escrow, the buyer must sign an agreement to obtain it within one year of closing.

REQUIREMENTS TO COMPLY

California Civil Code §1102.19 requires sellers to provide buyers with documentation showing the property complies with PRC §4291 and/or local vegetation management ordinances. For details, review **Orange County Fire Authority (OCFA) Vegetation Management Guidelines**.

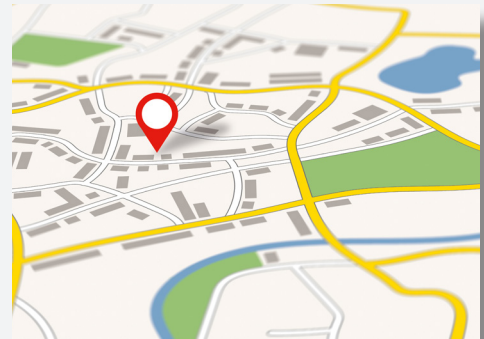


PROPERTY LOCATOR

Properties located in a High or Very High Fire Hazard Severity Zone fall within the pink-shaded area on the map linked below. To determine if California Civil Code §1102.19 applies:

1. Enter the property address in the “Find address or place” field on the map.
2. If the building is inside the pink area, an inspection is required.
3. If the building is outside the pink area, an inspection is not required.

View the Defensible Space Disclosure Area Map **here**.



REQUIREMENTS FOR AN INSPECTION

The building must be located within the pink-shaded area on the Defensible Space Disclosure Area Map and be under OCFA jurisdiction. If both conditions are met, click **here** to request an inspection.

This flyer is provided as a courtesy for informational purposes only. The content reflects requirements and processes established by the Orange County Fire Authority. It is not a policy of your housing mutual.

VISIT [OCFA DEFENSIBLE SPACE DISCLOSURE FAQ](#) FOR MORE INFORMATION