

EXECUTIVE DEPARTMENT STATE OF CALIFORNIA

EXECUTIVE ORDER N-9-25

WHEREAS on January 7, 2025, I proclaimed a State of Emergency to exist in Los Angeles and Ventura Counties due to fire and windstorm conditions that have now caused multiple fires, including the Palisades, Eaton, Hurst, Lidia, Sunset, and Woodley Fires; and

WHEREAS I have issued several Executive Orders to bolster the emergency response to the rapid spread of these fires throughout Los Angeles and Ventura Counties, and to expedite recovery and rebuilding efforts in the impacted communities; and

WHEREAS these fires have collectively burned over 40,600 acres, destroyed or damaged more than 12,300 structures, including homes and businesses, with initial estimates placing this disaster among the most destructive in California history; and

WHEREAS these fires and wind conditions have caused the evacuation of over 105,000 people, and an additional 90,400 are subject to evacuation warning as of this Order; and

WHEREAS in response to my request, President Biden quickly issued a Major Disaster Declaration on January 8, 2025, pursuant to which the Federal Emergency Management Agency will provide eligible individuals money to help with temporary housing needs, including rental assistance or money to stay in a hotel; and

WHEREAS the destruction of homes by these fires creates a need for adequate and affordable temporary housing options that are readily available to those who have been displaced by this emergency, which the state can support by reducing barriers to housing individuals in accessory dwelling units, mobilehomes, manufactured homes, and recreational vehicles while rebuilding proceeds; and

WHEREAS rebuilding efforts will include neighborhoods composed of mobilehomes or manufactured homes that are subject to special regulatory requirements under existing California law, which may delay or otherwise hinder rebuilding in these communities; and

WHEREAS my January 7, 2025, Proclamation triggered a California law that automatically restricts price gouging for rental housing as well as hotel and motel rates, and prohibits eviction of a residential tenant and re-letting the unit at a higher price, when a state of emergency is proclaimed, but those protections expire after 30 days, and the need for temporary housing for displaced persons will extend beyond that time; and

WHEREAS the scale of destruction and damage to residential properties from these fires requires a comprehensive and coordinated strategy for intermediate and longer-term housing for displaced homeowners and renters until rebuilding efforts are complete; and

WHEREAS under the provisions of Government Code section 8571, I find that strict compliance with various statutes and regulations specified in this Order would prevent, hinder, or delay the mitigation of the effects of these fires and windstorm conditions.

NOW, THEREFORE, I, GAVIN NEWSOM, Governor of the State of California, in accordance with the authority vested in me by the State Constitution and statutes, including the California Emergency Services Act, and in particular, Government Code sections 8567, 8571, and 8627, do hereby issue the following Order to become effective immediately.

IT IS HEREBY ORDERED THAT:

1. The California Office of Emergency Services, the California Department of Housing and Community Development (HCD), the Business, Consumer Services and Housing Agency, the Department of Social Services, and the Department of General Services shall engage the County of Los Angeles, municipalities with residential properties that have been destroyed or damaged by fires during this emergency, and other municipalities and regional groups within and serving Los Angeles County, as appropriate, to support them in developing a comprehensive plan for intermediate and long-term housing for displaced residents while efforts to rebuild impacted residential communities proceed.
2. The suspensions of the California Environmental Quality Act and the California Coastal Act in Paragraph 1 of Executive Order N-4-25, issued on January 12, 2025, shall also apply to projects that include the construction of a new accessory dwelling unit that did not previously exist, so long as the remainder of the project otherwise meets the criteria of Paragraphs 1 and 2 of that Executive Order.
3. Government Code section 66328, prohibiting issuance of a certificate of occupancy for an accessory dwelling unit before the certificate of occupancy for the primary dwelling, is suspended for projects to construct an accessory dwelling unit on any residential property substantially damaged or destroyed as a result of this emergency. This suspension shall be in effect for three years from the date of this Order, or until this Paragraph is terminated, whichever is earliest.
4. Any ordinances adopted by local governments within Los Angeles County that are authorized by the state statutes or regulations suspended by Paragraphs 5 and 6 of this Executive Order, and which would preclude the placement and use of a manufactured home, mobilehome, or recreational vehicle on a private lot (outside of mobilehome parks and special occupancy parks) for use during the reconstruction or repair of any home damaged or destroyed by these fires, are suspended. This suspension shall be in effect for three years from the date of this Order, or until this Paragraph is terminated, whichever is earliest.
5. The Mobilehome Parks Act (Health and Safety Code section 18200 et seq.) and regulations promulgated thereunder (Title 25, California Code of Regulations section 1000 et seq.), the Special Occupancy Parks Act (Health and Safety Code section 18860 et seq.) and regulations promulgated thereunder (Title 25, California Code of Regulations section 2000 et seq.), and any applicable provisions of the California Environmental Quality Act (Division 13 of the Public Resources Code, commencing with section 21000) and regulations promulgated thereunder, impacting mobilehome parks or special occupancy parks are suspended in Los Angeles County for those displaced by this emergency and owners or operators of mobilehome or manufactured home parks or similar facilities providing housing for displaced persons, with regard to establishment, repair, or operation of a mobilehome park or special occupancy park, as well as replacement, installation, or repair of:

- a. One or more mobilehomes, manufactured homes, or recreational vehicles and their lots held out for lease or rent on any publicly-owned property, even if constructed, operated, or maintained by an entity other than a public agency. The public agency owning the property shall be responsible for adopting and enforcing reasonable guidelines for the park's development and operation to ensure the health and safety of the residents and the community, subject to approval by the Department of Housing and Community Development; or
- b. One or more mobilehomes, manufactured homes, or recreational vehicles located on privately-owned property when the lots are held out for rent or lease, or owner-occupied.

The suspensions in this Paragraph shall be in effect for three years from the date of this Order, or until this Paragraph is terminated, whichever is earliest.

6. The planning and zoning requirements in Government Code sections 65853 through 65863.13 as applicable to housing projects for recreational vehicles, mobilehomes and manufactured homes, and mobilehome and special occupancy parks are suspended in Los Angeles County for those displaced by this emergency and owners or operators of mobilehome and special occupancy parks or similar facilities providing housing for displaced persons. This suspension shall be in effect for three years from the date of this Order, or until this Paragraph is terminated, whichever is earliest.
7. HCD shall coordinate with local governments to develop permitting, operating, and construction standards to maintain reasonable health and safety standards for the mobilehomes, manufactured homes and recreational vehicles, and the mobilehome parks and special occupancy parks, subject to Paragraphs 4 through 6 of this Order. Such standards shall provide reasonable consistency with appropriate fire, health, flood, and other safety factors normally required by the laws, regulations, and ordinances described in Paragraphs 4 through 6 while those laws, regulations, and ordinances are suspended as authorized by this Order. HCD shall, within 60 days of the date of this Order, provide a report to the Governor's Office identifying the standards that achieve these goals.
8. State statutes, rules, regulations, and requirements set forth in the Manufactured Housing Act (Health and Safety Code, section 18000, et seq.) and regulations promulgated thereunder (California Code of Regulations, title 25, section 4000 et seq. and 5510 et. seq.), imposing or requiring fees are suspended in Los Angeles County for those displaced by this emergency and owners or operators of mobilehome or manufactured home parks or similar facilities providing housing for displaced persons. This suspension shall be in effect for three years from the date of this Order, or until this Paragraph is terminated, whichever is earliest.
9. The provisions of Health and Safety Code section 18876.1 that require fees for the Park Manager Training Program are suspended in Los Angeles County for owners or operators of mobilehome or manufactured home parks or similar facilities providing housing for persons displaced by this emergency. This suspension shall be in effect for three years from the date of this Order, or until this Paragraph is terminated, whichever is earliest.

10. The provisions of Health and Safety Code section 18804 that require fees for the Mobilehome Residency Law Protection Program are suspended in Los Angeles County for owners or operators of mobilehome or manufactured home parks or similar facilities providing housing for persons displaced by this emergency. This suspension shall be in effect for three years from the date of this Order, or until this Paragraph is terminated, whichever is earliest.
11. The provisions of Health and Safety Code section 17036 that require fees for permits to operate employee housing facilities are suspended in Los Angeles County for those facility owners or operators providing housing for persons displaced by this emergency. This suspension shall be in effect for three years from the date of this Order, or until this Paragraph is terminated, whichever is earliest.
12. Any fairgrounds that the Office of Emergency Services determines are suitable to assist individuals impacted by this emergency shall be made available to the Office of Emergency Services pursuant to the Emergency Services Act, Government Code section 8589. The Office of Emergency Services shall notify the fairgrounds of the intended use and may immediately utilize the fairgrounds without the fairground board of directors' approval.
13. The provisions of Penal Code section 396, subdivision (d), prohibiting price gouging in hotel or motel rates in times of emergency, subdivision (e) of that section, prohibiting price gouging for rental housing in times of emergency, and subdivision (f) of that section, prohibiting eviction of a residential tenant and re-letting the unit at a higher price, shall remain in effect until March 8, 2025, for Los Angeles County. The time limitations under those subdivisions are hereby suspended.

I FURTHER DIRECT that as soon as hereafter possible, this Order be filed in the Office of the Secretary of State and that widespread publicity and notice be given of this Order.

This Order is not intended to, and does not, create any rights or benefits, substantive or procedural, enforceable at law or in equity, against the State of California, its agencies, departments, entities, officers, employees, or any other person.

IN WITNESS WHEREOF I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this 16th day of January 2025.



GAVIN NEWSOM
Governor of California

ATTEST:

SHIRLEY WEBER, PH. D
Secretary of State