

EXECUTIVE DEPARTMENT STATE OF CALIFORNIA

EXECUTIVE ORDER N-23-25

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 caused multiple fires, including the Palisades, Eaton, Hurst, Lidia, Sunset, Woodley, and Hughes Fires; and

WHEREAS these fires devastated communities across the Greater Los Angeles Area and collectively burned over 47,900 acres, destroying or damaging more than 16,250 structures, including homes, small businesses, and places of worship, with initial estimates placing this disaster among the most destructive in California history; and

WHEREAS since the fires began, I have issued multiple Executive Orders to provide relief to impacted communities, protect survivors and to expedite and aid recovery efforts, including orders streamlining permitting requirements to enable Los Angeles to build back quickly, and safer and more resilient than before; and

WHEREAS on January 16, 2025, I issued Executive Order N-9-25, which extended to March 8, 2025, protections that are automatically triggered when a state of emergency is proclaimed to prohibit price gouging for rental housing as well as hotel and motel rates, and prohibit eviction of a residential tenant and re-letting the unit at a higher price, because of the high risk of opportunistic price-gouging when demand for housing surges; and

WHEREAS I subsequently modified the rental housing price gouging protections, in Executive Order N-17-25, to narrow their application in certain zip codes to encourage large homes to come on the market and to suspend a provision limiting the price gouging protections to leases of one year or less, in response to landlords attempting to circumvent those protections by insisting on longer leases, and these modifications should remain in place for as long as the protections are in effect; and

WHEREAS an additional modification of these rental housing price gouging provisions to exempt residential units in newly constructed buildings that have not previously been on the market will increase housing supply by enabling pricing flexibility for these new buildings that face higher financing costs; and

WHEREAS on January 17, 2025, I issued Executive Order N-11-25 to protect renters in Los Angeles County from being evicted solely for taking in friends and relatives displaced by the emergency, and since that time, several local governments in Los Angeles County have added similar protections into their just cause for eviction ordinances, so extending the provisions of that executive order is not necessary while those ordinances are in place; and

WHEREAS on January 27, 2025, I issued EO N-14-25, which suspended until March 8, 2025, laws related to the establishment of tenancy after 30 days' occupancy in hotels, motels, and other temporary housing to increase the availability of short-term accommodations for displaced persons, and the need for those solutions remains while victims find alternative housing; and

WHEREAS the state can further support residents displaced by the emergency who are experiencing homelessness by prioritizing them on the waiting lists for affordable rental housing funded by the Department of Housing and Community Development for which they otherwise qualify; and

WHEREAS two thriving commercial corridors in Altadena were destroyed by the fires, and to ensure these culturally significant corridors can be rebuilt to their pre-fire character and contribute to a walkable, resource-rich community, state laws that might otherwise limit the ability to maintain the same pedestrian character and ground floor commercial space should be suspended in these areas; and

WHEREAS under the provisions of Government Code sections 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 section 8567, 8571, and 8627, do hereby issue the following Order to become effective immediately.

IT IS HEREBY ORDERED THAT:

1. Paragraph 13 of Executive Order N-9-25 is terminated and replaced with the following:

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 for Los Angeles County until July 1, 2025. The time limitations under those subdivisions are hereby suspended.

2. Paragraph 16 of Executive Order N-17-25 is terminated and replaced with the following:

Penal Code section 396, subdivisions (e) and (j)(11)(B), as applied to housing not rented and not offered for rent within one year prior to the proclamation of a state emergency, are suspended until July 1, 2025, to the extent they restrict the rental price of:

- a. single family homes of four bedrooms or more in the following U.S. Postal Service ZIP Codes, for which the Small Area Fiscal Year 2025 Fair Market Rent calculated by the U.S. Department of Housing and Urban Development is or exceeds \$5,500 for four-bedroom units: 90015, 90049, 90067, 90077, 90094, 90210, 90263, 90265, 90266, 90272, 90274, 90275, 90290, 90291, 90292, 90703, 91011, 91105, 91210, 91301, 91302, 91307, 91354, 91364, 91436, 91709, and 91789; or
 - b. housing first issued a certificate of occupancy for residential use on or after January 1, 2025.
3. Paragraph 17 of Executive Order N-17-25 is terminated and replaced with the following:

For purposes of the price gouging protections codified in section 396 of the Penal Code, the limitation of the definition of "housing" in Penal Code section 396, subdivision (j)(10), to rental housing "with an initial lease term of no longer than one year" is suspended until July 1, 2025. Until such time,

“housing” shall include any rental housing, regardless of the initial lease term.

4. Paragraph 3 of Executive Order N-14-25 is terminated and replaced with the following:

A person displaced from their primary residence in Los Angeles County as a result of the emergency, and who is occupying a hotel, motel, residence club, or other facility in Los Angeles County subject to tax under Revenue and Taxation Code section 7280, shall be deemed to have transient occupancy status for the entire duration of their stay until July 1, 2025, notwithstanding the 30-day durational limitation in Civil Code section 1940, subdivision (b)(1), and Revenue and Taxation Code section 7280; and Los Angeles County or a city in the County may levy an occupancy tax for the full duration of such transient occupancy. To the extent those statutes provide otherwise, they are suspended. This Paragraph shall remain in effect until July 1, 2025.

5. Households displaced from their primary residence in Los Angeles County as a result of the emergency shall be prioritized on the waiting lists for rental housing in the Department of Housing and Community Development (HCD)'s housing portfolio in Los Angeles County upon a demonstration that the household (i) was displaced due to the proclaimed emergency; (ii) is currently experiencing homelessness; and (iii) meets all HCD program-eligibility requirements of the vacant dwelling unit. Tenant selection procedures for HCD's housing portfolio authorized by any state statute, regulation, or guidance document authorized by state law, including, without limitation, title 25 of the California Code of Regulations, section 8305, subdivision (a)(4)(A), are suspended to the extent they provide otherwise. This Paragraph shall remain in effect until March 6, 2026.
6. With respect to housing development in the Lake Avenue Mixed Use “Center” Area in the Altadena Community Standards District, and on Fair Oaks Avenue within the perimeter of the Eaton Fire in the County of Los Angeles, Government Code section 65915, subdivisions (b), (d), and (e) are suspended to the extent those provisions would otherwise require the County to grant the use of incentives, concessions, waivers, or reductions of development standards to modify development standards related to pedestrian character or reduce or eliminate ground floor commercial space.

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 7th day of March 2025.

A handwritten signature in black ink, appearing to read 'Gavin Newsom', written over a horizontal line.

GAVIN NEWSOM
Governor of California

ATTEST:

SHIRLEY N. WEBER, PH. D
Secretary of State