

January 13, 2025

To Governor Newsom, Mayor Bass, and Relevant Regulatory Agencies,

On behalf of the entire real estate community, we extend our heartfelt sympathies to those affected by the fires in and around Los Angeles. As we take on the responsibility of helping entire communities find housing to replace the homes we helped them secure, we are deeply immersed and understand the new landscape of this crisis. From the front lines, we have a unique perspective of the challenges that lie ahead in navigating the aftermath of this disaster. Los Angeles has faced its share of natural disasters, and we are strong. We will rebuild.

In the spirit of rebuilding, we are calling for practical adjustments to laws, regulations, and building codes for those most affected by this disaster. Specifically, we are requesting:

1. **California Fair Plan Insurance coverage should increase protection to \$6,000,000 and include liability insurance, ensuring that more homeowners can properly insure their homes when no other options are available. California should also work expeditiously with other insurance providers to re-enter the State's insurance market, even if this involves higher premiums.**
Purpose: Currently, the California Fair Plan Insurance coverage is limited to \$3,000,000, leaving many homeowners in areas such as the Palisades, Malibu and beyond, uninsured during these fires, with no alternative insurance options available.
2. **A special exemption allowing any affected property owner who lost their home in the fires the right to sell their land without being subject to the mansion tax (ULA transfer tax), as well as exempting the buyers/developers of such land from the mansion tax (ULA transfer tax) on any resale for a period of five years from purchase.**
Purpose: The City should not impose taxes on individuals who lost their homes in the fires. Exempting developers from the transfer tax for five years will encourage them to purchase land from homeowners at reasonable prices and quickly rebuild these devastated communities.
3. **A special exemption from local departments of Building and Safety from any restrictive building policies, ordinances, environmental regulations, codes, etc., allowing homeowners to rebuild the same home that previously existed on their land.**
Purpose: Current codes, ordinances, and proposed restrictive building policies (such as the Wildlife Ordinance) make replacing lost homes financially unfeasible or impossible. Restrictions on square footage, setback requirements, and retaining walls force victims to incur additional hardship and devalue their land if rebuilding is constrained.
4. **The Coastal Commission and the City of Los Angeles should define and expedite the plan-check process, reduce fees, and suspend dirt and debris hauling route restrictions.**
Purpose: Delays caused by these bureaucratic agencies can add months, even years, to the rebuilding process. These delays result in unnecessary and significant financial costs, further exacerbating the displacement faced by victims.
5. **Property taxes should be paused for any property affected by the fires until the property is rebuilt, or immediately re-assessed at land value.**
Purpose: Many homeowners face incredible financial challenges, and California should not profit from their loss until their homes can be rebuilt.

The real estate community will also take responsibility to assist those affected by this disaster. We will not assist landlords who attempt to exploit this crisis by raising rents above pre-disaster market value. We are committed to placing available homes on publicly accessible platforms like the MLS to increase access for those affected by the crisis. We are encouraging our clients with second homes in Los Angeles to make

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these properties available for lease to displaced families. Several members of our community have also offered their services pro bono to those affected by the fires. We have opened our own homes to evacuees and those who have been displaced, while continuing to donate clothes, food, and necessities.

There is more we can do, and there is more we will do. The victims of these fires are our clients, our friends, and our community.

That is why we stand united, urging our local government to take accountability and address the urgent needs of constituents during this devastating catastrophe.

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