

DEADLINES RELATED TO WOOLSEY FIRE REBUILDS

Planning Verification (PV)

- A PVWF planning approval will expire five years from the date of destruction, at the latest.
 - o PVWF applications must be submitted within three years of being destroyed, with a building permit obtained within five years from the date of the fire (November 9, 2018).
- A property owner can apply for an extension of these time limits per MMC 17.60.020.
- After November 9, 2021, applications to rebuild structures destroyed by the Woolsey Fire that would have qualified as PVWFs will be processed as Administrative Plan Reviews (APRs).

Non-conformities

- An application to rebuild the legally permitted structure (including non-conformities), must be submitted within three years, with a building permit obtained within **five years** from the date of the fire (November 9, 2018). If that deadline passes, one may still take advantage of the expedited process but at that point all development must conform to current standards, no legal non-conformities may be retained. A property owner may file an extension to this five-year deadline by submitted a [Time Extension](#) request to the Planning Department. See MMC Sections 17.60.020(C) and 17.60.020(F) for full details.

Fee Waivers (Resolution 20-10)

- An application for a fee waiver needs to be submitted by June 30, 2023.
- All required Planning Department applications need to be deemed complete by June 30, 2023.
- All required building permits should be pulled by December 30, 2023 (fees will have to be paid for any building permit pulled after December 30, 2023, before it will be issued).
- In no case shall any fees be waived after December 30, 2023.
- Fee waivers are not transferable. If a waiver is obtained, a Certificate of Occupancy will only be issued to the property owner who filed the affidavit establishing primary residence at the time of the Woolsey Fire with the City. All fees that were waived must be paid to the City before a Certificate of Occupancy will be issued to an owner other than the one listed on the fee waiver.

OWTS

- The City's operating permit program for onsite wastewater treatment systems (OWTS) requires that an operating permit be obtained prior to change of ownership of real property. For properties where the house(s) were destroyed by the fire, the new owner shall complete one of the following within 30 days of property sale:
 - A. Abandon the OWTS with a permit from Building Safety. No operating permit required.
 - B. Utilize the existing OWTS for a house to be rebuilt. This requires the following:
 - Enter into a compliance agreement with the City to obtain an operating permit once the new house is constructed
 - Obtain an inspection of the OWTS by a city registered OWTS practitioner and submit the assessment form to the city;
 - Protect the OWTS as necessary; and
 - Complete any necessary repairs/replacement to the OWTS.