ORDINANCE NO. _____

An ordinance adding Section 98.0419.1 to Division 4, Article 8, Chapter IX of the Los Angeles Municipal Code to waive fees imposed in connection with permits to repair or rebuild buildings or structures damaged or destroyed by the Wildfires of January 2025.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. A new Section 98.0419.1 is added to Division 4, Article 8, Chapter IX of the Los Angeles Municipal Code to read as follows:

SEC. 98.0419.1. WAIVER OF FEES FOR BUILDINGS OR STRUCTURES DAMAGED IN THE WILDFIRES OF JANUARY 2025.

(a) Notwithstanding any provision of the Los Angeles Municipal Code (LAMC) or the Los Angeles Administrative Code (LAAC) to the contrary, the following provisions shall apply to work performed to repair or rebuild any building or structure, damaged or destroyed as a result of the Palisades, Hurst, Kenneth, Archer, and Sunset Fires that occurred in the City of Los Angeles in January of 2025 (Wildfires of January 2025).

(b) The Superintendent of Building shall, in coordination with the general managers of departments under the control of the Mayor and the City Council as listed in Division 22 of the LAAC, waive the permitting and clearance fees associated with the work described in Subsection (a) above, up to the amount attributable to a rebuild or repair that is up to 110 percent of the area of the damaged or destroyed structure, as measured by the Department of Building and Safety, and the payment of all applicable fees shall be required for any rebuild or repair over that 110 percent threshold. This waiver is referenced in Option 3 of the City Administrative Officer Report dated January 16, 2026, for the waiver of fees only up to the 110 percent threshold, with an aggregate cap of $90 million for three years. This waiver shall apply only to a person or party who owned the property at the time of the Wildfires of January 2025, as further specified in Subsection (f), below. The fees waived shall include the fees in the following provisions of the Code that are associated with the work described in Subsection (a) above:

1. Department of Building and Safety and related fees referenced in LAMC Sections 91.107, 91.113, 92.0126, 92.0130, 92.0131, 92.0132, 92.0132.1, 93.0213, 93.0214, 93.0215, 93.0216, 93.0217, 93.0218, 93.0219, 93.0220, 93.0222, 93.0223, 93.0224, 93.0227, 93.0228, 93.0229, 93.0230, 93.0233, 93.0235, 93.0240, 93.0242, 93.0243, 94.103.4, 95.114, 97.0314, 98.0412, 98.0414, 98.0415, 98.0418, 98.0422, and 98.0502.

2. Fire Department fees referenced in LAMC Sections 57.105.7.8, 57.116.1, and 57.118.2.

3. Cultural Affairs Department arts fee referenced in LAMC Section 91.107.4.6.

4. Department of City Planning fees referenced in LAMC Sections 19.04, 19.13, and 19.16.

5. Department of Public Works Bureau of Street Services fees referenced in LAMC Sections 46.04, 62.171, 62.177, and 62.178.

6. Department of Public Works Bureau of Sanitation fees referenced in LAMC Sections 64.30.D.2, and 64.72.05.

7. Department of Public Works Bureau of Engineering fees referenced in LAMC Sections 11.12; 12.37.F.1-2; 61.02(a); 61.03; 61.10; 61.13; 61.14; 61.15; 61.17; 62.06.A.1 and B; 62.05(a)(1)(bb) and (cc), and (a)(2); 62.61(d)(3); 62.109(a) and (b); 62.110; 62.118.2, 64.10; 64.11.2; 64.11.3; 64.15(a), (b) and (i); 64.16.1(a) and (b); 64.18; and 64.20(a).

8. Los Angeles Housing Department fees referenced in LAMC Sections 47.07.E, 16.60.A.3(b)(3)(vi), and 19.14.

9. Department of Transportation fees referenced in LAMC Section 19.15(a)(1-7, 10-14, 16).

10. Recreation and Parks fees referenced in LAMC Sections 12.33, and 19.17.

(c) Except for condominiums or townhomes, if a property for which fees have been waived is sold before the certificate of occupancy is issued, the owner/seller shall reimburse the City for the full amount of all fees waived.

(d) This ordinance shall apply retroactively so as to allow the full refund of all permitting and clearance fees heretofore paid that would have been subject to waiver by the provisions of this ordinance.

(e) If any waived fee would have been placed into a special fund had it been collected, the City Council shall reimburse that special fund with monies from the City's General Fund or some other source, other than such special fund, when such monies become reasonably available to the City for this purpose. The reimbursement shall be equal to the waived fee plus the amount of interest that the special funds would have accrued under the City's standard cash investment portfolio management procedures had the fee not been waived.

(f) The fee waivers authorized by this section shall only be available to an owner of record on the title of the entire rebuilding or repair site on January 7, 2025. The waiver of fees provided in this section shall be in effect during the period

commencing on the effective date of this Section 98.0419.1 and ending three years from that effective date.

Sec. 2. **SEVERABILITY.** If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Sec. 3. **URGENCY CLAUSE**. The City Council finds and declares that this ordinance is required for the immediate protection of the public peace, health, and safety because the ordinance is necessary to expedite the repair and rebuilding of buildings and structures damaged by the Wildfires of January 2025. The Wildfires of January 2025 caused devastating impacts to people and property, tragically destroying thousands of homes in the City of Los Angeles. In order to further the community's effort to build back quickly, City leadership must work together to remove additional barriers that may hinder reconstruction. The cost of rebuilding, particularly in the wake of this unprecedented natural disaster, can be overwhelming. It is imperative that we act quickly as a City to remove these barriers and support Angelenos as they rebuild their homes, lives, and communities. To waive these fees, the City Council needs to adopt an ordinance. Such a fee waiver should be limited to the construction of eligible residential projects that repair or replace structures damaged or destroyed in the Palisades, Hurst, Kenneth, Archer, and Sunset Fires that occurred in January 2025, in whole or in part within the City of Los Angeles and it should apply retroactively to those eligible projects that have been already permitted or are currently in plan check. For these reasons, this ordinance shall become effective upon publication pursuant to Section 253 of the Los Angeles City Charter.

Sec. 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By _____
Charles D. Sewell
Assistant City Attorney

Date June 26, 2026

File No. _____

["M:\Real Prop_Env_Land Use\Land Use\Charles Sewell\LU - DEPT - DBS\ORDINANCES\ORD - Fee Waiver (Fire)(dw, kf, cds)\6.25.26\2026.06.25 Revised Draft Fee Waiver Ordinance.docx"]

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than three-fourths** of all its members.

CITY CLERK

MAYOR

_____

_____

Ordinance Passed_____

Approved _____