

CITY OF MALIBU

# MALIBU REBUILDS

## WOOLSEY FIRE

### TRANSFER OF OWNERSHIP

In the event of a change of ownership for a property affected by the Woolsey Fire, the in-kind rebuild property rights run with the land. The new owner may take advantage of the benefits in the Malibu Municipal Code. An application to rebuild the legally permitted structure (including non-conformities), must be submitted within two years, with a building permit obtained within four 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, no legal non-conformities may be retained. See MMC Sections 17.60.020(C) and 17.60.020(F) for full details.

In addition, normally, 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. Rebuild the house and utilize the existing OWTS. 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.