

# CITY OF MALIBU REBUILD FEE WAIVER

Updated November 9, 2021

On November 8, 2021, the City Council adopted Resolution No. 21-62 extending the fee waiver deadlines for eligible rebuild projects as follows:

- The application for waiver must be received by June 30, 2023.
- All required Planning Department applications for the project must be deemed complete by June 30, 2023.
- All required building permits must be pulled by December 30, 2023.
- In no case shall any fees be waived after December 30, 2023.

## WHAT FEES ARE BEING WAIVED?

The City is waiving all City rebuilding fees for properties that are being rebuilt as a like-for-like or like-for-like plus 10% rebuild and were used as a primary residence by the property owner as of November 8, 2018. These also include fees for required replacement or upgrade of onsite wastewater treatment systems (OWTS), damaged or destroyed accessory structures, hardscaping, and landscaping. Eligible rebuilding fees that have already been paid may qualify for a refund.

Please note all fees associated with post-approval revisions to the project's Planning Department approval or building permit issuance will be charged in accordance the City's Adopted Fee Schedule.

## WHAT CONSTITUTES A LIKE-FOR-LIKE OR LIKE-FOR-LIKE PLUS 10 % REBUILD?

A like-for-like rebuild (also known as an in-kind rebuild) is the reconstruction of the property as it was approved and permitted at the time of the Woolsey Fire. A like-for-like plus 10% rebuild involves rebuilding the existing permitted home in the same location and up to 10% additional square footage and/or height increase that conforms to the Zoning Ordinance. To determine whether your scope of work qualifies as either one of these rebuild options, please contact Aakash Shah, Contract Planner, by email at [ashah@malibucity.org](mailto:ashah@malibucity.org) or call **310-456-2489, ext. 385** to set up an appointment to discuss your rebuild project. For additional information, visit [www.maliburebuilds.org](http://www.maliburebuilds.org).

## MY LIKE-FOR-LIKE OR LIKE-FOR-LIKE PLUS 10% REBUILD REQUIRES A SITE PLAN REVIEW. WILL I STILL BE ELIGIBLE FOR A FEE WAIVER?

Site Plan Reviews and other discretionary requests that exceed the scope of the like-for-like and like-for-like plus 10% rebuild options are not eligible for a fee waiver.

## MY REBUILD PROJECT REQUIRES A COASTAL DEVELOPMENT PERMIT. AM I ELIGIBLE FOR A FEE WAIVER?

The fee waiver is intended to assist primary residents who are seeking to rebuild their homes in approximately the same location, size, and layout, which would not require a Coastal Development Permit (CDP). Some OWTS

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replacement projects done in conjunction with a like-for-like and like-for-like plus 10% rebuild may require a CDP in which case the project is eligible for a fee waiver.

## WHO IS ELIGIBLE FOR A FEE WAIVER?

Property owners are eligible for a fee waiver if the property that was destroyed or damaged by the Woolsey Fire was their primary residence as of November 8, 2018.

## WHAT DOCUMENTATION IS REQUIRED TO DEMONSTRATE THAT THE PROPERTY WAS MY PRIMARY RESIDENCE AS OF NOVEMBER 8, 2018?

All applicants requesting a fee waiver are required to complete an affidavit of ownership and primary residency, and provide photo identification and documentation of primary residency that will be reviewed by City staff. To document primary residency, applicants may submit an active voter registration, a valid driver's license or other government issued documentation with the address of the property that was destroyed by the Woolsey Fire. The affidavit is available on the City's website at [www.malibucity.org/RebuildFees](http://www.malibucity.org/RebuildFees)

## DO I NEED TO COME TO CITY HALL IN PERSON TO SUBMIT MY PROOF OF PRIMARY RESIDENCE?

Updated due to COVID-19: No. The affidavit of ownership and primary residency, photo ID, and documentation of primary residency along may be emailed to [ashah@malibucity.org](mailto:ashah@malibucity.org).

## MY REBUILD PROJECT IS ELIGIBLE FOR A FEE WAIVER. CAN YOU TELL ME WHAT FEES ARE INCLUDED IN THE WAIVER?

City of Malibu rebuild fees associated with planning, building safety, biology, environmental health, geotechnical review, public works and permitting for like-for-like and like-for-like plus 10% rebuilds for properties that were used as a primary residence by the property owner as of November 8, 2018 will be waived.

## MY REBUILD PROJECT IS ELIGIBLE FOR A FEE WAIVER, BUT I ALREADY PAID THE CITY FEES. CAN I GET A REFUND?

Yes. All applicants requesting a refund must submit a Refund Request Form and demonstrate primary residency. Forms are available at [www.malibucity.org/RebuildFees](http://www.malibucity.org/RebuildFees). Please contact City of Malibu Contract Planner Aakash Shah by email at [ashah@malibucity.org](mailto:ashah@malibucity.org) or call 310-456-2489 ext. 385 if you have further questions regarding this process.

## I AM ELIGIBLE FOR A REFUND OF THE REBUILD FEES I HAVE PAID. HOW WILL THE REFUND BE PROCESSED?

The refund check will be mailed to the original payer of record within four weeks of the refund request.

## CAN MY REPRESENTATIVE, EXPEDITOR, ARCHITECT, ETC. SUBMIT MY PRIMARY RESIDENCY DOCUMENTATION?

Update due to COVID-19: Yes, the affidavit of ownership and primary residency, photo ID, and documentation of primary residency along may be emailed to [ashah@malibucity.org](mailto:ashah@malibucity.org).



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## **IS THE CITY WAIVING FEES FROM OUTSIDE AGENCIES, SUCH AS THE LOS ANGELES COUNTY FIRE DEPARTMENT OR THE STATE OF CALIFORNIA?**

No. The fee waiver applies only to City fees.

## **HOW LONG WILL THE FEE WAIVER REMAIN IN EFFECT?**

An application for a fee waiver must be received by June 30, 2023; all required Planning Department applications for the project must be deemed complete by June 30, 2023; and all required building permits must be pulled by December 30, 2023. The City will not waive fees for any building permit pulled after after December 30, 2023. In no case, will any fees be waived after December 30, 2023.

## **IF I SELL MY PROPERTY, ARE THE NEW OWNERS RESPONSIBLE FOR FEES?**

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.

For more information, contact City of Malibu Contract Planner Aakash Shah by email at [ashah@malibucity.org](mailto:ashah@malibucity.org) or call **310-456-2489 ext. 385**.