

EXECUTIVE DEPARTMENT  
STATE OF CALIFORNIA

EXECUTIVE ORDER N-29-25

**WHEREAS** on January 7, 2025, I proclaimed a State of Emergency to exist in Los Angeles and Ventura Counties due to fire and windstorm conditions that caused multiple fires, including the Palisades, Eaton, Hurst, Lidia, Sunset, Woodley, and Hughes Fires; and

**WHEREAS** these fires devastated communities across the Greater Los Angeles Area and collectively burned over 47,900 acres, destroying or damaging more than 16,250 structures, including homes, small businesses, and places of worship, with initial estimates placing this disaster among the most destructive in California history; and

**WHEREAS** since the fires began, I have issued numerous Executive Orders to provide relief to impacted communities and protect survivors and to expedite and aid recovery efforts, including orders streamlining permitting requirements to enable Los Angeles to build back quickly, and safer and more resilient than before; and

**WHEREAS** the Los Angeles region has some of the highest housing costs in the country, and the destruction of homes will reduce the availability of housing in the region, which is likely to further increase the cost of housing and the related crisis of homelessness if housing is not expeditiously rebuilt; and

**WHEREAS** on January 12, 2025, I issued Executive Order N-4-25, which directed the Department of Housing and Community Development, in consultation with the Department of General Services, Office of the State Fire Marshal and California Energy Commission to provide a report recommending any provisions of the Building Standards Code that should be suspended to facilitate fast, safe, and cost-effective rebuilding of projects damaged or destroyed as a result of the emergency; and

**WHEREAS** local governments and homeowners have urged the state to provide flexibility as to building codes regarding rooftop solar to reduce up-front costs and fast-track rebuilding; and

**WHEREAS** while many of California's building standards support critical climate and clean energy goals and federally mandated air quality standards by furthering efficient and more sustainable energy consumption on a statewide basis, providing options to lower up-front reconstruction costs for the subset of homes directly impacted by the emergency will facilitate quick recovery; and

**WHEREAS** a narrow exemption from requirements to install solar panels and associated battery storage systems when rebuilding substantially damaged or destroyed homes, while retaining the "Solar Ready" requirement will ensure these structures can support future installation of solar energy systems; and

**WHEREAS** an exemption from the upcoming building code changes applicable to residential properties, other than fire safety related standards, will provide certainty to homeowners, avoid delays in updating plans, facilitate the development and use of pre-approved plans, and prevent an unnecessary rush of applications, given that the 2025 California Building Standards Code will take effect on January 1, 2026, a time when some but not all homeowners will have finalized plans for their reconstruction, thereby streamlining rebuilding while promoting fire resiliency; and

**WHEREAS** several of my Executive Orders, culminating in Executive Order N-20-25, issued on February 13, 2025, included qualified suspensions of the California Environmental Quality Act (CEQA) and California Coastal Act to save costs and remove administrative barriers for rebuilding homes substantially damaged or destroyed by the emergency; and

**WHEREAS** although local governments and affected homeowners have reported that these suspensions have streamlined the rebuilding process, city officials and constituents in the City of Los Angeles, where the majority of the substantially damaged or destroyed homes in the coastal zone are located, have reported that certain requirements built into the prior suspensions have limited homeowner flexibility and efforts to expedite rebuilding, including the limitation that structures be rebuilt to 110% of their footprint immediately before the disaster, which creates disparities in how fire survivors can rebuild based on whether their parcel falls within Los Angeles's "Categorical Exclusion" zone; and

**WHEREAS** existing local zoning standards in the City of Los Angeles restrict home height, bulk, and proximity to property lines independently of Coastal Act or CEQA requirements, such that further suspension of the California Coastal Act and CEQA, as requested by City officials, will not create gaps in residential zoning standards, and local officials have developed processes to protect coastal and biological resources to responsibly further facilitate recovery; and

**WHEREAS** each affected local jurisdiction has unique environmental and regulatory considerations, and my Administration will continue to engage with officials and residents in all affected jurisdictions to ensure any additional emergency response, including any additional suspension of the Coastal Act or CEQA, is appropriately calibrated to the particular needs of those jurisdictions; and

**WHEREAS** eight public schools in Los Angeles County were damaged or destroyed by this emergency, and streamlining of state permitting laws for schools will facilitate swift rebuilding to get students back in neighborhood schools; and

**WHEREAS** Executive Order N-20-25 suspended, for projects to replace less than three dwelling units, a state law that imposes affordability requirements on rebuilding in the coastal zone, and extending that suspension to larger residential projects will eliminate processes and expedite rebuilding while other state and local laws impose robust affordable housing replacement standards; and

**WHEREAS** under the provisions of Government Code sections 8571, I find that strict compliance with various statutes and regulations specified in this Order would prevent, hinder, or delay the mitigation of the effects of the fires and windstorm conditions.

**NOW, THEREFORE, I, GAVIN NEWSOM**, Governor of the State of California, in accordance with the authority vested in me by the State Constitution and statutes, including the California Emergency Services Act, and in particular, Government Code section 8567, 8571, and 8627, do hereby issue the following Order to become effective immediately.

**IT IS HEREBY ORDERED THAT:**

1. For projects to repair, restore, demolish, or replace residential structures or facilities substantially damaged or destroyed as a result of this

emergency, mandatory building standards in the California Energy Code for Solar Electric Generation Systems/Solar PV Systems (Title 24, California Code of Regulations, Part 6, sections 140.10(a), 150.1(c)(14), and 170.2(f) & (g)) and Battery Storage Systems (Title 24, California Code of Regulations, Part 6, sections 140.10(b) and 170(h)), as they would otherwise apply to newly constructed residential dwellings, are suspended. This Paragraph shall not apply to Solar Ready requirements.

2. With respect to projects to repair, restore, demolish, or replace residential structures or facilities substantially damaged or destroyed as a result of this emergency, standards in the 2025 California Building Standards Code are suspended, with the exception of the fire and public safety requirements presented by the State Fire Marshal and adopted by the California Building Standards Commission for inclusion in the 2025 California Building Standards Code, provided that the projects comply instead with the 2022 California Building Standards Code. Notwithstanding the foregoing, any applicable minimum elevation standards established in the 2025 California Building Standards Code or any subsequent updates to the Code (consistent with federal guidance on the implementation of the National Flood Insurance Program), and any applicable requirement to produce a required elevation certificate, shall continue to apply to dwellings subject to this Paragraph. Nothing in this Paragraph alters or limits Paragraph 8 of Executive Order N-20-25.
3. In the City of Los Angeles, the suspensions in Paragraph 1 of Executive Order N-4-25 shall apply, in addition to the projects described in Paragraphs 2 and 3 of Executive Order N-20-25, to projects to repair, restore, demolish, or replace any primary or accessory structure or facility on a residential property on which a single-family dwelling was substantially damaged or destroyed as a result of this emergency, or to any new accessory structure or facility, or to supportive infrastructure necessary to construct, install, or use the primary or accessory structure or facility, subject to all of the following conditions:
  - a. The project is for a primary single-family dwelling, plus any accessory structures or facilities and supportive infrastructure.
  - b. The structures, facilities, and infrastructure do not encroach on a public access easement or public access deed restriction.
  - c. The structures, facilities, and infrastructure are built at least 10 feet from a canyon bluff and 25 feet from a coastal bluff, do not significantly impact biological resources, and comply with all applicable local zoning standards, and the project does not involve a lot consolidation or subdivision.

For purposes of this Paragraph, infrastructure includes, but is not limited to, foundation systems, utilities, and driveways, that are necessary to construct, install, or use the exempt primary structure or accessory structure or facilities.

4. Local agencies that issue development and building permits for development projects shall be the sole agencies that may determine whether a property described in Paragraph 3 is eligible for the suspensions described in Paragraph 3, and local agency planning or permit approval shall be determinative of eligibility. Such determination shall not be appealable to the California Coastal Commission or to any

other state executive agency or department, and contrary provisions of the California Coastal Act (Division 20 of the Public Resources Code, commencing with section 30000) are suspended. Local agencies may develop orders, ordinances, resolutions, standards, rules, or guidelines for implementing this Paragraph, or Executive Orders N-4-25 and N-20-25, and the California Environmental Quality Act (Division 13 of the Public Resources Code, commencing with section 21000), and regulations adopted pursuant to that division, are suspended for any such order, ordinance, resolution, standard, rule, or guideline, including, but not limited to, a regulation or measure adopted to avoid or reduce environmental impacts from such a project to biological or other natural resources.

5. With respect to projects to repair, restore, demolish, or replace public K-12 school structures and facilities substantially damaged or destroyed as a result of this emergency, the limitations in Paragraphs 2 and 3 of Executive Order N-20-25 shall not apply. A determination by the Division of the State Architect that a project is subject to the suspensions in Paragraph 1 of Executive Order N-4-25 shall not be appealable to the California Coastal Commission or to any other state executive agency or department, and contrary provisions of the California Coastal Act (Division 20 of the Public Resources Code, commencing with section 30000) are suspended.

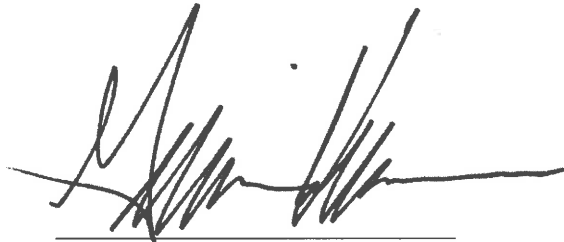
6. Paragraph 10 of Executive Order N-20-25 is terminated and replaced with the following:

For purposes of Government Code section 65590, projects to repair, restore, demolish, or replace any residential structure substantially damaged or destroyed as a result of this emergency shall not be deemed "conversion or demolition of existing residential dwelling units" or construction of a "new housing development" if the repaired, restored, or replacement structure contains the same number of dwelling units as the structure that existed immediately prior to the emergency, plus any allowable accessory dwelling units. To the extent any provision of Government Code section 65590 provides otherwise, it is suspended.

**I FURTHER DIRECT** that as soon as hereafter possible, this Order be filed in the Office of the Secretary of State and that widespread publicity and notice be given of this Proclamation.

This Order is not intended to, and does not, create any rights or benefits, substantive or procedural, enforceable at law or in equity, against the State of California, its agencies, departments, entities, officers, employees, or any other person.

**IN WITNESS WHEREOF** I have  
hereunto set my hand and caused  
the Great Seal of the State of  
California to be affixed this 7th day  
of July 2025.

A handwritten signature in black ink, appearing to read 'Gavin Newsom', written over a horizontal line.

GAVIN NEWSOM  
Governor of California

**ATTEST:**

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SHIRLEY N. WEBER, PH. D  
Secretary of State