

Home Hardening and Fire Defensibility

Home hardening and fire defensibility are two separate issues. Gov Hutchinson explains both in his legal update. View the video here: <https://youtu.be/RxN4et5ysfs>


Generally speaking residential properties constructed before 2010 have not been hardened. However, some may meet the hardening requirements if their contractor used the right materials when they constructed the home. The same goes for homes built after 2010. These properties should meet those fire hardening requirements, but some may not - that's why this is a very property specific issue.

As of today there are no local jurisdictions that have defensibility inspection and reporting requirements at point of sale in Monterey County. However, there are CalFire inspectable defensibility requirements that are mandated by the state.

Reporting on whether a property meets defensibility requirements is unclear right now. Meaning the Monterey County Rural Fire District will do inspections if asked (and for a fee). However, not meeting those requirements is not an option and defensibility is a big issue with hazard insurance providers (as you probably already know, insurance companies have been dropping even long term customers because of the fire danger).

Properties located in certain areas in CA must have an inspection when the property is sold. First you have to locate the property on a map to determine if it is in one of the zones. You can check here using this Informative map for every building in CA (intended only as a reference for informational purposes – see UCLA’s use instructions): <https://gis.ucla.edu/blog/fire-hazard-every-building-in-california-interactive-map>

Request a Defensible Space Inspection



On and after July 1, 2021 when you sell property that is located in a [high or very high fire hazard severity zone](#), you'll need documentation of a compliant Defensible Space Inspection. [Click here to start](#)

Then go here TO REQUEST A DEFENSIBLE SPACE INSPECTION BY CALFIRE. You will eventually be redirected to the website of the Office of the State Fire Marshal: <https://arcg.is/1qyPDO>

When you click on the link it will take you to a CalFire webpage and look for the image that matches the one above. Follow the prompts to start the inspection request process beginning with checking the property’s status in an official Fire Hazard Severity Zone map.

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If necessary follow the prompts to open and request the inspection. By completing the form you will be requesting a PRC 4291 compliance inspection to be conducted at the address you list. You will receive a confirmation email after submittal and a follow up phone call or email from your local Defensible Space inspector to schedule your inspection (according to the website). Here is more information on home hardening and defensibility:

- Home hardening:

<https://www.car.org/-/media/CAR/Documents/Transaction-Center/PDF/QUICK-GUIDES/Quick-Guide--Home-Hardening-Disclosure-Law-revised-22822.pdf>

- Home defensibility:

<https://www.car.org/-/media/CAR/Documents/Transaction-Center/PDF/QUICK-GUIDES/Quick-Guide---Defensible-Space-52621.pdf>

Some jurisdictions charge a fee for the inspections.

Phone numbers to call for more information

Government & Community Affairs Director, MCAR

Adam Pinterits 831-393-8660

CAR Legal hotline: (213) 739-8282 (Designated REALTORS®, Broker/Owners, and Office Managers may contact CAR legal hotline by phoning (213) 739-8350.)

Monterey County Regional Fire District

Dorothy Priolo, Deputy Fire Marshal, (831) 455-1828

Monterey, Pacific Grove, Carmel-by-the-Sea, Sand City, Monterey Regional Airport

Sichel Young, Monterey Deputy Fire Marshal, (831) 646-3908 (831)-242-8730

Seaside FD: 831-899-6790

Marina FD: 831-275-1700

Salinas FD: 831-758-7261

Gonzales FD: 831-675-4204

Soledad FD: 831-223-5100

King City FD: 831-385-3430