



Frequently Asked Questions (FAQ) on Rebuilding in the Coastal Zone after the 2025 Palisades fire

Do property owners need a Coastal Development Permit (CDP) to rebuild in the Coastal Zone following the Palisades fire?

Under [Coastal Act](#) Section 30610(g), a CDP is **not required** for the replacement of any legally existing structure (including accessory structures) destroyed by a disaster. Homes, businesses, churches, schools and other structures that have been destroyed by the recent fires are exempt from Coastal Act permitting requirements, provided that the new structure meets all of the following:

- Is for the same use; and
- Is located in the same location (building pad) on the property; and
- Does not exceed the floor area, height, or bulk of the previous legally existing structure by more than 10 percent; and
- Conforms to current local zoning requirements.

Do property owners impacted by the disaster need written confirmation that their project is exempt from the CDP process?

Your local jurisdiction's building department will likely require evidence that a CDP is not needed. Depending on your property's location, either the local jurisdiction or the Coastal Commission will provide a written exemption, as long as the proposed project meets the applicable criteria outlined above. In order to confirm that a rebuild project is exempt, property owners should provide copies of the previous building or site plans or permits, or other available evidence, indicating the location, size and height of the structure destroyed by the disaster.

- If your property is in the City of Malibu, please contact the City.
- If you are in the unincorporated area within Los Angeles County, please contact the County.
- If your property is in the City of Los Angeles, please contact the City to determine how your exemption application will be processed.

Are there additional exceptions to Coastal Development Permit Requirements that may apply?

In addition to the disaster exemption, if you are in the Pacific Palisades area of the City of Los Angeles, construction of a single-family residence does not require a CDP in some areas. Please contact the City of Los Angeles to determine whether your property is located within the boundaries of the City's "Categorical Exclusion Area."

What is the anticipated demand for CDP exemptions in response to the Palisades fire?

Given the scope of this disaster, it's unknown at this time what the demand for rebuilding will look like. Some property owners may wish to rebuild larger structures, which would require a new CDP.