



Truckee Fire Protection District

*Proudly providing service to portions of both Nevada and
Placer Counties and the Town of Truckee*

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March 26, 2019

Dear Local Real Estate and Title Companies;

Recently the Truckee Fire Protection District Board of Directors passed a new Local Ordinance 01-2019, that will affect your business for transactions occurring within the Truckee Fire Protection District boundaries (map at truckeefire.org) starting June 1, 2019. The Fire District worked closely with stakeholders including the Tahoe Sierra Board of Realtors and local Title Companies to come up with the easiest but most effective way to increase wildfire safety at the time of sale. With your help this Ordinance will continue to improve wildfire safety in our community.

Nine of the most destructive and deadly fires in California have occurred in the last five years. The recent historic drought, overgrown forests and more people than ever moving to the Wildland Urban Interface (WUI) all lead to more dangerous wildfire conditions.

Wildfire will continue to happen in the WUI and unfortunately there is no "silver bullet" to solve the problem. However, there are a number of important steps that we all need to take, one of which is reducing fire fuels on our properties. Creating defensible space in the 100-foot area around homes is not only required under PRC 4291 and local ordinance, it's also the best way to slow or stop most fires before they can burn down a home. In most fires, embers are carried out in front of the fire by the wind and land in dry vegetation around the home starting a new fire. The goal of creating defensible space is to reduce the fuels around the home to prevent the progression and size of the fire.

The new Ordinance 01-2019 requires two things to happen at the time of sale. First, all buyers are required to read and sign a Wildfire Defensible Space Disclosure Form that describes the local risk of wildfire, State and Local laws requiring homeowners to maintain defensible space and the specific defensible space requirements. Real Estate Companies, Brokers and agents need to include this with other disclosures and documents to be signed.

Second, sellers need to request and obtain a defensible space inspection from Truckee Fire prior to the close of escrow. There is not a requirement to have the work completed before closing escrow. However, we anticipate that once sellers and buyers are aware of a deficiency, if there is one, they will work to comply with the laws in a reasonable time.

The best practice is the seller or seller's agent should request an inspection as soon as a house is listed by going to truckeefire.org and clicking on the "Defensible Space Inspection Request Form" button. (see picture attached). The Fire District will provide a completed inspection to the contact information provided within a few days. Once escrow is opened the Title Company

will also go to TruckeeFire.org and click on the "Defensible Space Inspection Request Form." The completed inspection (probably already on file by this time) will be electronically sent to the Title Company who will also distribute to the buyer and seller.

The Fire District will provide the most thorough inspection based on conditions. If there is snow on the ground the inspection form may have limited information about the property's compliance with defensible space laws. Receipt of the inspection form, no matter how complete, will serve as proof of meeting the requirement. Properties under snow may be inspected at a later date under the regular fire district inspection program.

Thank you for your anticipated support of this important step in creating a more wildfire safe community. Please don't hesitate to call us if you have any questions (530) 582-7850.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bill Seline".

Bill Seline
Fire Chief

Attachments:

1. Wildfire Defensible Space Disclosure Form
2. Sample Inspection form
3. Picture of truckeeFire.org website and "Defensible Space Inspection Request Form" button
4. Ordinance 01-2019