



# N·C·S·D

Northstar Community Services District  
Northstar Fire Department  
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#### **Fire Chief**

Jason Gibeaut

## Northstar Community Services District Wildfire Defensible Space Disclosure Form

Property Address/APN: \_\_\_\_\_

This **Wildfire Defensible Space Disclosure Form** contains important information regarding the defensible space requirements in effect within the Northstar Community Services District (NCS D) Northstar Fire Department (NFD) boundaries.

### **A. LEGAL REQUIREMENTS**

**(1) Disclosure:** If the Property is a single-family residential property (including real property with 1-4 dwelling units, a unit of residential stock cooperative, condominium, or planned unit development, or a mobile home or manufactured home) that was built before 2010, Seller must provide a signed copy of this Wildfire Defensible Space Disclosure Form prior to the sale, transfer, or exchange of ownership of the Property, pursuant to Civil Code section 1102.6f.

**(2) Defensible Space Inspection:** Within the six-month period prior to the sale, transfer, or exchange of ownership of the Property, Seller must obtain a defensible space inspection pursuant to Public Resources Code (PRC) section 4291, California Code of Regulations (CCR) title 14, section 1299.03, and NCS D Ordinance No. 38-22, and provide a copy of the completed inspection report to the Buyer with this Wildfire Defensible Space Disclosure Form.

**(3) Voluntary Disclosure:** If the Property is not a single-family residence or was built in or after 2010, the Seller may voluntarily make the disclosures in Section C.

### **B. FIRE SEVERITY ZONE**

SUBJECT PROPERTY IS LOCATED IN A STATE FIRE RESPONSIBILITY AREA/WILDLAND, DESIGNATED BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CALFIRE) AS A *VERY HIGH FIRE HAZARD SEVERITY ZONE*.

### **C. FIRE HARDENING**

**(1) Disclosure Notice:** THIS HOME IS LOCATED IN A HIGH OR VERY HIGH FIRE HAZARD SEVERITY ZONE AND THIS HOME WAS BUILT BEFORE THE IMPLEMENTATION OF THE WILDFIRE URBAN INTERFACE BUILDING CODES WHICH HELP TO FIRE HARDEN A HOME. TO BETTER PROTECT YOUR HOME FROM WILDFIRE, YOU MIGHT NEED TO CONSIDER IMPROVEMENTS. INFORMATION ON FIRE HARDENING, INCLUDING CURRENT BUILDING STANDARDS AND INFORMATION ON MINIMUM ANNUAL VEGETATION MANAGEMENT STANDARDS TO PROTECT HOMES FROM WILDFIRES, CAN BE OBTAINED ON THE INTERNET WEBSITE [HTTP://WWW.READYFORWILDFIRE.ORG](http://www.readyforwildfire.org).

**(2) Fire Hardening Vulnerabilities:** Seller is aware of the following features that may make the Property vulnerable to wildfire and flying embers (check all that apply):

- Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant.
- Roof coverings made of untreated wood shingles or shakes.
- Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck.
- Single pane or nontempered glass windows.
- Loose or missing bird stopping or roof flashing.
- Rain gutters without metal or noncombustible gutter covers

#### **D. DEFENSIBLE SPACE REQUIREMENTS**

Section 4291 of the Public Resources Code requires the maintenance of 100 feet of defensible space around buildings and structures reduce the likelihood of wildfire spreading to homes. Civil Code section 1102.19(a)(1) requires the Seller to provide to the Buyer documentation stating the Property is in compliance with local regulations that meet or exceed the defensible space requirements of Public Resources Code section 4291.

NCSO Ordinance No. 38-22 requires the Seller to obtain a defensible space inspection report by the NFD within the period six months prior to the sale, transfer, or exchange of ownership of any residential or commercial real property within the NFD boundaries to demonstrate compliance with Section 4291 of the Public Resources Code.

If the inspection report identifies violations, the Seller is not obligated to make corrections before the close of escrow or transfer of ownership, but the Buyer assumes responsibility for correcting any remaining violations within one year of the date of escrow closure or transfer of ownership. Failure to comply with defensible space requirements will subject the Buyer to the enforcement measures identified in NCSO Ordinance No. 38-22.

The Buyer must review the information provided in and with this form, sign in acknowledgment of receipt, and include a copy in the transfer documentation packet that the Buyer retains. Should the Buyer for any reason not receive a copy of a defensible space inspection report from the Seller prior to the close of escrow or transfer of ownership, it is the Buyer's responsibility to obtain a defensible space inspection report within one year after the date of escrow closure or transfer of ownership.

**Please check one of the following:**

- (1)**  **Seller** shall provide documentation that the Property is in compliance with defensible space requirements within six months *prior* to close of escrow or transfer of ownership.
- (2)**  **Buyer** shall obtain documentation of compliance with defensible space requirements within one year *after* the close of escrow or date of transfer of ownership.

A copy of the documentation may be obtained from the NFD, which may be contacted at (530) 562-1212. Homes are also periodically inspected by the NFD for compliance. The NFD identifies requirements for homeowners and sets timelines for remediation. NCSO is authorized to enforce the state, county and local defensible space requirements to the fullest extent of the law to ensure compliance.

**Seller represents that Seller has provided information in this form that is true and correct to the best of Seller's knowledge. Seller acknowledges receipt of this Wildfire Defensible Space Disclosure Form and agrees to the applicable terms.**

Seller \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

**Buyer acknowledges that Buyer has received a copy of this Wildfire Defensible Space Disclosure Form and agrees to the applicable terms.**

**Buyer acknowledges that Buyer has received a copy of the Defensible Space Inspection Report (Inspection Number # \_\_\_\_\_) or, if an inspection report has not been provided, Buyer agrees to obtain a defensible space inspection report within one year of the date of the close of escrow or transfer of ownership.**

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Street Address of Property \_\_\_\_\_

Assessor's Parcel Number \_\_\_\_\_

Agents for both the seller and buyer shall retain a signed copy of this disclosure for their records.

