AB-38
Real Estate Sales in the High and Very High Fire Hazard Severity Zones

All structures in the SRA (State Responsibility Area) High and Very High Fire Hazard Severity Zones are included. (Unincorporated County area) Performed by the Los Angeles County Fire Department.

All structures in LRA (Local Responsibility Area) Very High Fire Hazard Severity Zone (VHFHSZ) are included. Performed by the Los Angeles County Fire Department or your local fire agency.

Defensible Space Inspection: Required

What is required by AB-38?

On or after July 1, 2021, when you sell a property in a High or Very High Fire Hazard Severity Zone (FHSZ), you will need documentation of a compliant Defensible Space Inspection (DSI). Please note that the AB-38 inspections are for real estate sales disclosure and documentation only. If a compliant DSI was completed in the previous six months, the compliant inspection report meets the AB-38 requirement.

To request an AB-38 inspection, click the link below:

Required https://survey123.arcgis.com/share/ac3b9f430d31400cb793041cb749cd4b

Typing your address into this link will show if your home is in the High or Very High Fire Hazard Severity Zone and to request an inspection. AB-38 inspections are only required if your home is in the LRA -VHFHSZ or SRA - HFHSZ or VHFHSZ.

Rev. 02/06/24