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[HTTP://WWW.LAFD.ORG](http://www.lafd.org)

OWNER NOTIFICATION**THIS NOTICE IS INFORMATIONAL ONLY – THIS IS NOT A BILL**

March 31, 2025

Dear Property Owner,

The Los Angeles Fire Department (LAFD) provides a thorough and comprehensive brush program to protect lives and property for those who live in the hillside communities within the City of Los Angeles. Section 57.4906.5.2. of the Los Angeles Municipal Code (L.A.M.C) and Ordinance No. 172449 adopted by the Los Angeles City Council and approved by the Mayor, provides the Fire Department the authority to perform brush clearance inspections and subsequent billing for identified assessor parcel numbers.

All brush inspections are conducted by fire department Inspectors to identify compliance. A ***\$31** Inspection fee has been instituted for non-compliant brush inspections. Property owners that are not in compliance with the Brush Clearance Ordinance shall be issued a Notice of Non-Compliance. Inspection related bills will be mailed by LAFD Accounting and must be paid by the dates specified on the bill. Failure to submit payment on time will result in an assessment of a **200%** penalty. For billing questions please contact the LAFD Accounting Department at lafd.brushacctg@lacity.org.

To avoid a notice of non-compliance, brush clearance shall be conducted and completed within the requirements defined in L.A.M.C Section 57.4906.5. If the property fails the compliance inspection, property owners will receive a second inspection for compliance. If found non-compliant a second notice of non-compliance will be issued. All Fire Code conditions subject to enforcement can be found @ lafd.org/fire-prevention/brush/brush-clearance-requirements

Brush clearance is a **year-round** responsibility. The Office of the State Fire Marshall has changed the Very High Fire Hazard Severity Zone to the Fire Hazard Severity Zone (FHSZ) under Public Resource Code 4201-4204 to remap and include fire hazards based on fuel loading, slope and fire weather identified as causes for wildfire spread. These wildland zones are classified as Moderate, High and Very High. For general questions or concerns, please contact the Brush Clearance Unit via phone at (800) 994-4444 or email us at lafdbush@lacity.org or visit our websites at www.lafd.org/brush and www.vms3.lafd.org.

Very truly yours,

REGISTER WITH VMS3

David A. Perez
Fire Marshal



AN EQUAL EMPLOYMENT OPPORTUNITY-AFFIRMATIVE ACTION EMPLOYER

TAKE THE FOLLOWING STEPS TO PREPARE YOUR PARCEL(S) FOR INSPECTION

- Step 1 Conduct a thorough and comprehensive inspection of your property.
- Step 2 Remove any hazardous vegetation/refuse from the property as defined by the LAMC

It is not necessary to notify the Fire Department after completing Steps 1 and 2. The Fire Department will automatically conduct the initial inspections of your parcel(s) May 1, 2025 through June 30, 2025.

THE INSPECTION CYCLE AND FEE SCHEDULE FOR NON-COMPLIANCE IS AS FOLLOWS

IF THE PROPERTY **PASSES** THE INITIAL INSPECTION THE INSPECTION FEE IS WAIVED

IF THE PROPERTY **FAILS** THE INITIAL INSPECTION A ***\$31** NON COMPLIANCE FEE IS ASSESSED

ALL PARCELS RECEIVING A FAILED INITIAL INSPECTION WILL RECEIVE A 2nd INSPECTION

SECOND INSPECTION (**PASS**) = INITIAL INSPECTION FEE WITH NO 2nd INSPECTION FEE

SECOND INSPECTION (**FAIL**) = INITIAL INSPECTION FEE PLUS a ***\$764** SECOND INSPECTION FEE

PARCELS FAILING FIRST INSPECTION AND REMAINING IN NON-COMPLIANCE AFTER SECOND INSPECTION
SHALL BE CLEARED BY CITY CONTRACTORS AND BILLED TO THE PROPERTY OWNER

***\$31** FIRST NONCOMPLIANCE INSPECTION FEE + ***\$764** SECOND INSPECTION FEE +
***\$1,526** ADMINISTRATIVE FEE + CONTRACTOR'S LOWEST BID PRICE

*FEES ARE DETERMINED BY THE CITY'S ADMINISTRATIVE OFFICE, BOARD OF FIRE COMMISSIONERS, FIRE CHIEF, CITY COUNCIL AND MAYOR AND REFLECT THE 2023-2024 COST OF SPECIAL SERVICES AND WILL BE SUBJECT TO CHANGE TO REFLECT THE 2025 COST OF SPECIAL SERVICES FOR THE FISCAL YEAR

The Los Angeles City Fire Department is the final authority in determining compliance.

To View Secured Information regarding your annual brush inspection, log onto vms3.lafd.org, **register a Brush Clearance account** and follow the brush status of your property.

Simply use the APN and PIN that is printed next to the name and address on this form.

With a registered account:

1. The status of your property (Compliance or Non-compliance) can be determined.
2. If Non-compliant, the photos of brush hazards on your property are viewable.
3. You will receive a Non-compliant emailed notification at the time of the failed inspection.

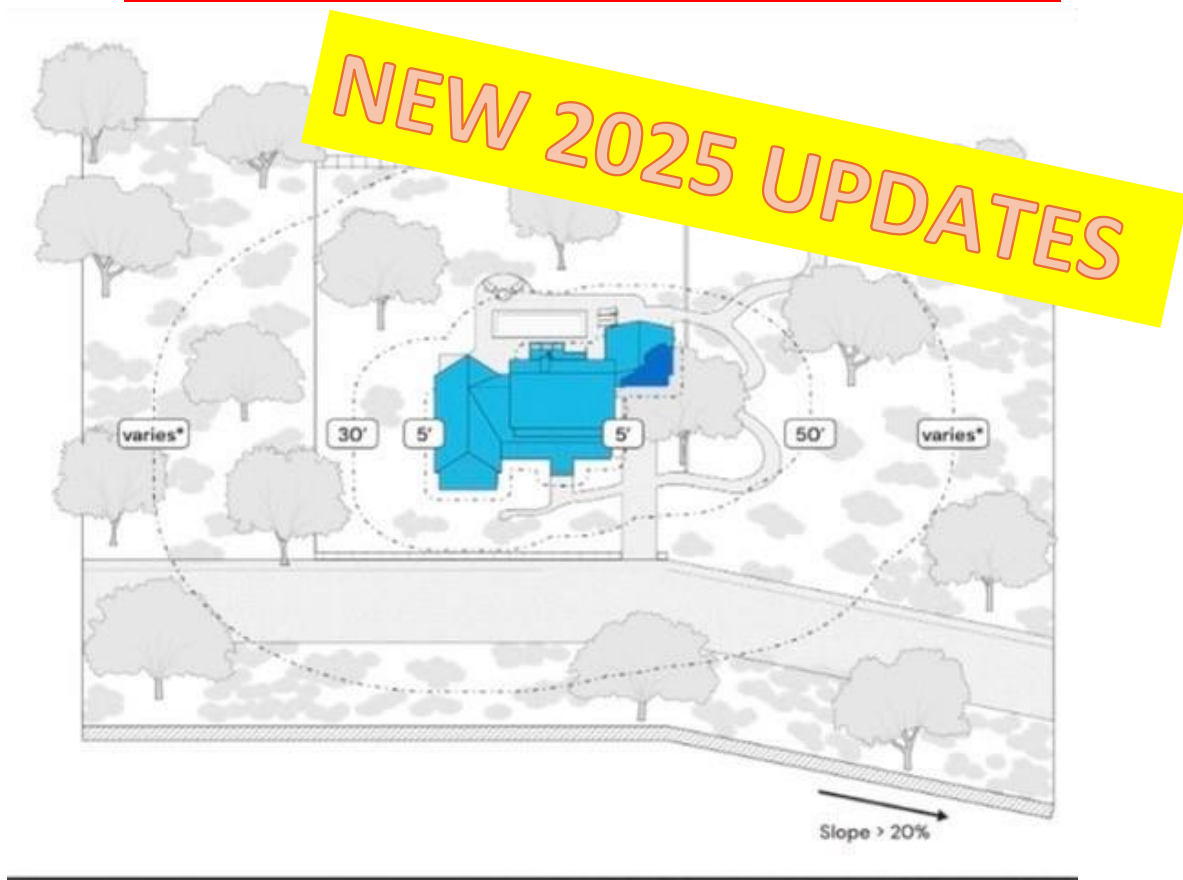
If you have registered your property(s) with VMS3 the previous year, there is NO need to reregister.

Maintaining your property is a year-round responsibility, with first inspection enforcement violations issued May 1, 2025. To ensure continuous compliance it may be necessary to conduct a thorough inspection with repeated maintenance, and clearing of your property; MORE THAN ONCE A YEAR. All property located in the Fire Hazard Severity Zone (FHSZ) or identified as a Public Nuisance shall be maintained as described and in accordance with

[L.A.M.C Sections 57.4906.5.1.1.6 through 57.4906.5.1.1.8, L.A.M.C. 57.4906.5.1.1.10., LAMC 57.4906.5.2.1. and LAMC 46.00-46.06 pertaining to NATIVE PROTECTED TREES AND SHRUBS](#)

All vegetation management compliance can be identified by visiting the clearance requirements on vms3.lafd.org

CLEARANCE REQUIREMENTS AND DEFENSIBLE SPACE



Defensible Space is the area surrounding your home that can help protect it from loss or damage in a wildfire. Protection from flying embers is of primary importance and all homes within the VHFSZ should be equipped with Home Hardening measures.

Zone A – Areas within 5 feet of structures must be maintained as Ember Resistant Zones, removing any objects or materials that would likely be ignited by embers.

In Zones B & C it is important to preserve and restore native plant species that are fire resistant or drought tolerant, or both, to minimize erosion, minimize the spread of flammable nonnative grasses and weeds and minimize water consumption.

Zone B - Areas within 30 feet of structures: Hazardous Vegetation should be removed from this area, and none should be planted or maintained here. Instead, fire resistant native and climate adapted plants and trees should be planted here and maintained in good health.

Zone C - Areas within 200 feet of structures and/or 10 feet of roadside surfaces or combustible fence: Grass, flammable weeds and all hazardous vegetation or combustible growth shall be cleared or cut to 3 inches in height. This does not apply to trees, shrubs, plants or ground cover, including native plants, as long as any dead wood or combustible material is removed.

Hazardous Vegetation includes, but is not limited to, conifers (Cedar, Cypress, Fir, Juniper and Pine), Eucalyptus, Acacia, Palm Trees and Pampas Grass. Additionally, invasive plants including Fountain Grass, Pampas Grass, Giant Cane/Arundo, Black Mustard, Castor Bean, Pride of Madeira, Sticks-of-Fire, Oleanders and Tree Tobacco. Many palms are receptive to embers and once ignited, difficult to extinguish. Palms should be avoided and/ or removed in fire hazard severity zones because they are receptive to embers.

[To review ALL enforceable Brush Clearance requirements, visit VMS3.lafd.org "Clearance Requirement."](https://vms3.lafd.org/ClearanceRequirement)

LAFD Brush Clearance Unit (BCU)

The Vegetation Management Program: visit lafd.org/brush - this site is informative and can be helpful prior to beginning the brush clearance on your parcel(s). If you are not able to clear your property yourself, hire a professional that understands the requirements. If you need assistance securing a brush clearance contractor, click on "Brush Clearance Vendor List." This website also provides new information such as RESTRICTIONS ON METAL CUTTING BLADES. To contact the Brush Clearance Unit for any additional information, please email us at lafdbush@lacity.org

- If a **homeless encampment** has developed on your property, go to lapdonline.org/trespass for further instructions.
- **Los Angeles Sanitation** offers a Once-A-Year collection for excess yard trimmings free of charge, call (800) 773-2489 or visit lacitysan.org to schedule your pickup.
- **To record updated owner/address information** please contact the Los Angeles County Assessor's Office at assessor@lacounty.gov or (818) 833-6000, and the BCU office (800) 994-4444.

Need Help Verifying Your Property Lines?

zimas.lacity.org - allows you to view your parcel in satellite view.

<https://maps.assessor.lacounty.gov> - allows you to identify your parcel on the assessor map using your APN or address. Property line dimensions are also included on this map.

Selling a home requires a State of CA Assembly Bill 38 Home Hardening Inspection for Escrow

Beginning January 1, 2021 AB 38 requires specific disclosures to be provided to buyers of residential property within the fire zone. Please follow the links available at lafd.org/fire-zone and be guided by the California Association of Realtors. Requesting an AB 38 inspection can be done by emailing LAFD.AB38Inspection@lacity.org. They are processed in the order received. If you need further assistance please contact the Brush Clearance Unit at 800-994-4444.

Need Help with Brush Clearance Invoices?

Contact LAFD Accounting Department – lafd.brushacctg@lacity.org or call them at 213-978-3424

The safety of your home can be significantly increased with proper fuel modification, advanced planning, preparation and home hardening. Remember, brush clearance is a year-round responsibility.

Clear Early, Clear Often.

Thank you for your continued support and cooperation.



LONGACRE EST P C/O EMPIRE WEST
31706 COAST H NIT 303
LAGUNA BEACH, CA 92651

REGISTER AN ACCOUNT USING THE FOLLOWING

APN

2601031014

PIN

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