



DEFENSIBLE SPACE

CERTIFICATE OF COMPLIANCE



BOARD OF REALTORS PRESENTATION MARCH 15, 2022



INTRODUCTION

On November 9, 2021, the Paradise Town Council introduced an Ordinance that required all property transfers in town limits, beginning April 1, 2022, to secure a Certificate of Compliance from the Town that verified the property is in compliance with the Defensible Space ordinance.

HISTORY OF THE DEFENSIBLE SPACE ORDINANCE



01
July 2019

Adopted the text in PRC 4291 directly into the Paradise Municipal Code

03
July 2021

State law required sellers to provide documentation to buyers of compliance in VHFSZs

02
July 2020

Introduced current ordinance, but agreed to buyer acknowledgment instead

04
November 2021

Due to lack of local compliance, properties must obtain clearance through Town for escrow



TOPICS TO COVER



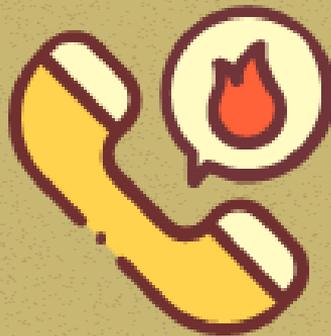
APPLICATION PROCESS

INSPECTION TIMES

APPROVAL

SURVEY RESOURCES

01



APPLICATION PROCESS

APPLICATION SUBMITTAL



APPLICATION FORM

Submit completed form to the Building Resiliency Center (6295 Skyway). Forms can be found on the Town website (Departments - Fire Dept - Defensible Space Clearance)



PROCESSING FEE

The application has a processing fee of \$71.39 (cash, check, or charge), due at time of application submittal

TOWN'S WEBSITE

WWW.TOWNOFPARADISE.COM

Government → Departments
→ Fire Dept



TYPES OF APPLICATION FORMS

OPTIONS

1

JOINT CTR &
FIRE
CLEARANCE

2

STAND ALONE
FIRE
CLEARANCE



Town of Paradise
Community Development Department
Building Resiliency Center
6295 Skyway
Paradise, CA 95969
(530) 872-6291 x411

Paradise CALIFORNIA

Fire Defensible Space Clearance/Onsite Clearance to Record Application and Septic System Operating Permit Application
Clearance to Record fees must be received with application (\$71.30+\$104.22=\$175.51)

APN: _____

Property Address: _____

Applicant

Name: _____ Business Name: _____
Address: _____ Phone: _____
City/State/Zip: _____ Fax: _____
Email: _____ Date: _____
Signature: _____ Title Company: _____

Escrow Officer:
Name: _____
Address: _____
City/State/Zip: _____ Fax: _____
Email: _____

Seller's Name: _____

Onsite Sewage Disposal System Operating Permit Application
Permit to be issued upon payment of fee and a copy of the

New Owner's Name: _____
New Owner's Mailing Address (if different): _____
City/State/Zip: _____

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Paradise CALIFORNIA

Fire Defensible Space Clearance
Clearance to Record fees must be received with application (\$71.30)

APN: _____

Property Address: _____

Applicant

Name: _____ Business Name: _____
Address: _____ Phone: _____
City/State/Zip: _____ Fax: _____
Email: _____ Date: _____
Signature: _____ Title Company: _____

Escrow Officer:
Name: _____
Address: _____
City/State/Zip: _____ Fax: _____
Email: _____

Seller's Name: _____



02

INSPECTION TIMES

INSPECTION TIMEFRAMES



DOCUMENT

All complete inspection requests are logged in the day they are received



INSPECT WITHIN 5 DAYS

A Fire Prevention Inspector will be scheduled for a site visit within 5 working days



RECORD

The results of the inspection will be logged into the Town's permitting database for future reference & use

INSPECTION RESULTS

FAILED INSP



30-day Notice
of Violation
sent



Reinspect
when notified
or at 30 days
for violation
compliance



PASSING INSP



Certificate of
Compliance
prepared



Certificate
emailed to
applicant/
escrow officer

HOW LONG ARE PASSING INSPECTIONS GOOD FOR?

Per Town Council direction at the
March 8, 2022 meeting,
inspections will be good (and can
be reused without paying a new
fee) for 90-days



03



APPROVAL

CERTIFICATE OF COMPLIANCE FORMAT



APN/ Address

Certificates are issued to the property, not the buyer/seller



Survey

Information will be provided as to whether the Town has received a post-fire property survey



Date

The inspection date is provided so that the applicant can clearly reference the 90-day time frame

WHY IS SURVEY INFORMATION BEING INCLUDED?



- The Town Council wants buyers to be informed as to whether the property they are purchasing has been verified as to its stated dimensions/acreage
- If not surveyed (post-fire), any future development on the property will require a Surveyor's Certification but is not a condition of the Certificate of Compliance



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DEFENSIBLE SPACE CERTIFICATE OF COMPLIANCE

Assessors Parcel #	Property Location	
Property Survey on File with the Town	YES	NO*

***PLEASE BE ADVISED; When NO property survey is on file, property lines have NOT been verified. Future development on the said property will require a Surveyor's Certification form.**

Dear Property Owner,

On, ___/___/___ Fire Prevention staff verified your property, indicated above, complies with the Defensible Space and Fuel Reduction Requirements of the Paradise Municipal Code.

This certificate shall be valid for 90 days from the date of inspection.

Vegetative fire hazards are a constant concern for the Town of Paradise. Maintaining your property contributes significantly to reducing the risk of fire on your property and the entire community.

The Town of Paradise is committed to enforcing its defensible space and hazardous fuel reduction ordinances on all parcels through our yearly inspection program. It requires compliance year-round, with peak annual enforcement occurring from May through the end of the declared fire season.

As a reminder, re-growth of vegetation may require additional fire hazard vegetation removal throughout the year for more information regarding the Town of Paradise's defensible space and reduction requirements.

We appreciate your help in keeping our community safe and look forward to a bright future as Paradise continues to rebuild.





SURVEY RESOURCES



FAQs



- 1. Are all properties affected included vacant properties?**
 - Yes, all properties – residential and commercial/industrial as well as vacant and developed lots are subject to this ordinance.
- 2. Is a Certificate of Compliance needed with every each and every title transfer?**
 - No. If there is an existing Certificate of Compliance on file, within the last 90-days, it can be reused for a new escrow.
- 3. If the escrow cancels, are the fees refundable?**
 - A portion of the fees are refundable only if the inspection has not been completed yet.
- 4. Can a seller defer clean up to a buyer if they are willing to take on the responsibility?**
 - No, the ordinance states that the lot must comply prior to transfer of ownership.
- 5. How will out of area title companies know about these requirements?**
 - The Town has left the Wastewater District language recorded against all properties which already prompts out of area title companies to contact the Town weekly for payoff demands.
- 6. What about private transfers with no agent or title company?**
 - The Town continues to receive monthly title transfer reports from Butte County and will compare those lists to sites with Certificates of Compliance and follow up through Code Enforcement with those sites which failed to comply.



THANK YOU!

Q & A

