

# EXECUTIVE DEPARTMENT STATE OF CALIFORNIA

## EXECUTIVE ORDER N-14-25

**WHEREAS** on January 7, 2025, I proclaimed a State of Emergency to exist in Los Angeles and Ventura Counties due to fire and windstorm conditions that have now caused multiple fires, including the Palisades, Eaton, Hurst, Lidia, Sunset, Woodley, and Hughes Fires; and

**WHEREAS** these fires have devastated communities across the Greater Los Angeles Area and have collectively burned over 47,900 acres, destroying or damaging more than 16,100 structures, including homes, small businesses, and places of worship, with initial estimates placing this disaster among the most destructive in California history; and

**WHEREAS** since the fires began, I have issued multiple Executive Orders to provide relief to impacted communities, protect survivors and to expedite and aid recovery efforts; and

**WHEREAS** Executive Order N-4-25 suspended any requirement to obtain a permit under the California Coastal Act (Division 20 of the Public Resources Code, commencing with section 30000)" for "projects to repair, restore, demolish, or replace property or facilities substantially damaged or destroyed as a result of this emergency," and Executive Order N-9-25 extended that suspension to projects that include building an accessory dwelling unit, so long as the rest of the project otherwise complies with the requirements in Executive Order N-4-25; and

**WHEREAS** the California Coastal Commission has nonetheless issued guidance that purports to apply the California Coastal Act's statutory permit exemption provision, which generally triggers additional local approval procedures and potential appeals, to projects covered by the suspensions in Executive Orders N-4-25 and N-9-25, and purports to impose conditions beyond those specified in the Executive Orders to such projects, including the requirement in Public Resources Code section 30610(g) that a "replacement structure shall conform to applicable existing zoning requirements"; and

**WHEREAS** the guidance's suggestion that a project for which any California Coastal Act permit requirement has been suspended by my Executive Orders are nonetheless subject to the statutory permit exemption process pursuant to that Act, and that statutory exemption criteria not included in those Executive Orders continue to apply is legally erroneous, has influenced guidance subsequently issued by local governments, and risks creating confusion and delay in rebuilding efforts for impacted communities; and

**WHEREAS** the scope of destruction of these fires has created a need for immediate shelter and temporary housing that will require unlocking every available strategy to house displaced individuals, including through increasing the supply of rental housing on the market and expanded use of hotels, motels, and short-term rentals; and

**WHEREAS** current law provides important protections for persons residing in hotels, motels, and other rental housing for more than 30 days through tenant protection laws, but those laws may deter hotels, motels, and other sources of short-term housing from making space available for displaced persons in need of temporary housing beyond 30 days, forcing them to vacate and find alternative shelter; and

**WHEREAS** under the provisions of Government Code sections 8571, I find that strict compliance with various statutes and regulations specified in this Order would prevent, hinder, or delay the mitigation of the effects of these fires and windstorm conditions.

**NOW, THEREFORE, I, GAVIN NEWSOM**, Governor of the State of California, in accordance with the authority vested in me by the State Constitution and statutes, including the California Emergency Services Act, and in particular, Government Code sections 8567, 8571, and 8627, do hereby issue the following Order to become effective immediately.

**IT IS HEREBY ORDERED THAT:**

1. All statutory exemption criteria, appeal or review periods, procedures for seeking an exemption, and all other requirements to make any submission under the California Coastal Act (Division 20 of the Public Resources Code, commencing with section 30000), are suspended for any project covered by Paragraph 1 of Executive Order N-4-25 or Paragraph 2 of Executive Order N-9-25, to the extent they were not already suspended by those paragraphs.
2. The California Coastal Commission is directed to avoid taking any action that interferes with achievement of the purposes of Paragraph 1 of Executive Order N-4-25, Paragraph 2 of Executive Order N-9-25, and Paragraph 1 of this Order—allowing property owners to rebuild swiftly, without needing to undertake permitting or any other procedures under the California Coastal Act—including but not limited to actions and written or oral guidance suggesting that any permitting-related procedure under the Act continues to apply notwithstanding those Paragraphs or must be applied to implement those Paragraphs.
3. A person displaced from their primary residence in Los Angeles County as a result of the emergency, and who is occupying a hotel, motel, residence club, or other facility in Los Angeles County subject to tax under Revenue and Taxation Code section 7280, shall be deemed to have transient occupancy status for the entire duration of their stay through March 8, 2025, notwithstanding the 30-day durational limitation in Civil Code section 1940, subdivision (b)(1), and Revenue and Taxation Code section 7280; and Los Angeles County or a city in the County may levy an occupancy tax for the full duration of such transient occupancy. To the extent those statutes provide otherwise, they are suspended. This Paragraph shall remain in effect until March 8, 2025, and is terminated after that date.

**I FURTHER DIRECT** that as soon as hereafter possible, this Order be filed in the Office of the Secretary of State and that widespread publicity and notice be given of this Order.

This Order is not intended to, and does not, create any rights or benefits, substantive or procedural, enforceable at law or in equity, against the State of California, its agencies, departments, entities, officers, employees, or any other person.

**IN WITNESS WHEREOF** I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this 27th day of January 2025.

A handwritten signature in black ink, appearing to be 'Gavin Newsom', written over a horizontal line.

GAVIN NEWSOM  
Governor of California

**ATTEST:**

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SHIRLEY WEBER, PH. D  
Secretary of State