

EXECUTIVE DEPARTMENT  
STATE OF CALIFORNIA

EXECUTIVE ORDER N-11-25

**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, and Woodley Fires; and

**WHEREAS** these fires have collectively burned over 40,600 acres, destroyed or damaged more than 12,300 structures, including homes and businesses, with initial estimates placing this disaster among the most destructive in California history; and

**WHEREAS** these fires and wind conditions have caused the evacuation of over 105,000 people, and an additional 90,400 are subject to evacuation warning as of this Order; and

**WHEREAS** in response to my request, President Biden quickly issued a Major Disaster Declaration on January 8, 2025, pursuant to which the Federal Emergency Management Agency will provide eligible individuals money to help with temporary housing needs, including rental assistance or money to stay in a hotel; and

**WHEREAS** the scope of the destruction resulting from these fires has created a need for temporary housing on a scale that will require unlocking every available strategy to house displaced individuals; and

**WHEREAS** on January 16, 2025, I issued Executive Order N-9-25 to support development of local temporary housing plans, expedite construction and occupancy of accessory dwelling units, and remove barriers to use of mobilehomes, recreational vehicles, and manufactured homes as temporary housing while homes are rebuilt; and

**WHEREAS** Executive Order N-9-25 also extended to March 8, 2025, a provision of California law that automatically prohibits price gouging for rental housing, as well as hotel and motel rates, when a state of emergency is proclaimed; and

**WHEREAS** in times of crisis, friends and relatives turn to one another for support and compassion, including by offering those displaced by the emergency a safe place to stay; and

**WHEREAS** such informal temporary housing with friends and relatives helps address a real and immediate housing need while people displaced by the emergency seek out more permanent alternative housing options, but many leases contain clauses prohibiting unauthorized occupants, placing the tenant at risk of eviction for assisting the displaced; and

**WHEREAS** under the provisions of Government Code section 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.

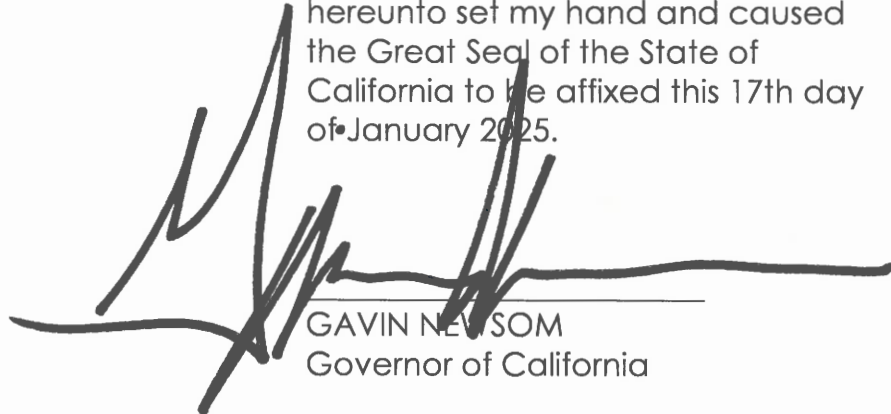
**IT IS HEREBY ORDERED THAT:**

1. Paragraph 3 of Section 1161 of the Code of Civil Procedure is suspended in Los Angeles County to the extent it creates a cause of action for unlawful detainer for breach of any condition of a lease or rental agreement, where the action alleges a breach based on the occupancy of the property by one or more individuals who were displaced from their primary residence in Los Angeles County as a result of this emergency. This suspension shall be in effect until March 8, 2025, or until this Paragraph is terminated, whichever is earlier.
2. It is prohibited to issue a notice to terminate a residential tenancy pursuant to Paragraph 3 of Section 1161 of the Code of Civil Procedure in Los Angeles County based on the occupancy of the property by one or more individuals who were displaced from their primary residence in Los Angeles County as a result of this emergency. This prohibition shall not apply to a notice issued at the direction of a fire marshal or other government official acting within the scope of their official duties. This prohibition shall be in effect until March 8, 2025, or until this Paragraph is terminated, whichever is earlier.

**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 17th day of January 2025.



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GAVIN NEWSOM  
Governor of California

**ATTEST:**

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SHIRLEY WEBER, PH. D  
Secretary of State