EXECUTIVE DEPARTMENT
STATE OF CALIFORNIA

EXECUTIVE ORDER N-7-25

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 devastated communities across the Greater Los Angeles Area and have collectively burned over 40,300 acres, destroying or damaging more than 12,300 structures, including homes, small businesses, and places of worship, with initial estimates placing this disaster among the most destructive in California history; and

WHEREAS these fires have destroyed entire neighborhoods and communities, uprooting families that have called these places home for generations, destroying businesses that owners have struggled and sacrificed to build, and disrupting community ties that cannot be easily re-established; and

WHEREAS the diverse and vibrant community of Altadena has been especially hard-hit by this disaster, with the Eaton Fire damaging or destroying large swathes of the community, including much of the downtown area, numerous places of worship and cultural centers, countless business, and likely thousands of family homes; and

WHEREAS recovery from this disaster requires more than just rebuilding homes, structures, and the physical infrastructure that has been lost, but also entails preservation of community ties and the culture that grew and flourished in neighborhoods devastated by these fires; and

WHEREAS I have personally heard first-hand from homeowners, faith leaders, and business property owners who, while these fires still burn, received unsolicited offers to purchase their property, which in many instances represent their life savings and family legacies, for amounts far less than fair market value prior to this emergency; and

WHEREAS all those impacted by these fires, and especially property owners who have lost their family home or business, or even their entire neighborhood, may be traumatized, uncertain, and especially vulnerable to exploitative practices of unscrupulous individuals who seek to profit from this disaster; and

WHEREAS, pursuant to Government Code section 8665, any person who violates, or refuses or willfully neglects to obey, any lawful order or regulation issued pursuant to the California Emergency Services Act can be convicted of a misdemeanor punishable by a fine of up to $1,000 or by imprisonment for up to six months, or both.

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 and 8627, do hereby issue the following Order to become effective immediately.

IT IS HEREBY ORDERED THAT:

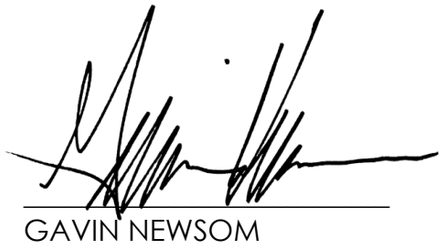
1. Making any unsolicited offer to an owner of real property located in the areas encompassed by United States Postal ZIP codes 90019, 90041, 90049, 90066, 90265, 90272, 90290, 90402, 91001, 91040, 91104, 91106, 91107, 93535, or 93536 to purchase or otherwise acquire any interest in the real property for an amount less than the fair market value of the property or interest in the property on January 6, 2025, is prohibited for three months from the date of this Order.

2. The Department of Real Estate, in consultation with other agencies and departments as appropriate, shall expeditiously determine the nature and scope of any unlawful, unfair, or fraudulent practices employed by any individual or entity seeking to take advantage of property owners in the wake of this emergency, and shall provide notice to the public of the nature of these practices, their rights under the law, relevant resources that may be available, and contact information for authorities to whom violations may be reported.

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 14th day of January 2025.



GAVIN NEWSOM
Governor of California

ATTEST:

SHIRLEY WEBER, PH. D
Secretary of State