

**EXECUTIVE DEPARTMENT  
STATE OF CALIFORNIA**

**EXECUTIVE ORDER N-28-25**

**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 caused multiple fires, including the Palisades, Eaton, Hurst, Lidia, Sunset, Woodley, and Huges Fires; and

**WHEREAS** these fires devastated communities across the Greater Los Angeles Area and collectively burned over 47,900 acres, destroying or damaging more than 16,250 structures, including homes, small businesses, and places of worship, placing this disaster among the most destructive in California history; and

**WHEREAS** I have issued numerous Executive Orders to provide relief to impacted communities, protect survivors and expedite and aid recovery efforts; and

**WHEREAS** I issued Executive Orders N-14-25 and N-23-25 on January 27, 2025, and March 7, 2025, respectively, which together suspended until July 1, 2025, laws related to the establishment of tenancy after 30 days' occupancy in hotels, motels, and other temporary housing to increase the availability of short-term accommodations for displaced persons while they find alternative housing; and

**WHEREAS** to avoid disruption to fire survivors who have been living in hotels, motels, and other short-term housing for months, a short extension of these protections is appropriate while the legislature considers enacting similar protections for displaced persons.

**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:** The expiration of Paragraph 4 of Executive Order N-23-25 is extended to October 1, 2025, and the suspension of laws regarding residential tenancy and transient occupancy referenced in that Paragraph shall be in effect until 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 30th day of June 2025.



GAVIN NEWSOM  
Governor of California

**ATTEST:**



SHIRLEY WEBER, PH.D  
Secretary of State