# EXECUTIVE DEPARTMENT
# STATE OF CALIFORNIA

## EXECUTIVE ORDER N-37-25

**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 Hughes 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, with estimates placing this disaster among the most destructive in California history; and

**WHEREAS** I have issued numerous Executive Orders to provide relief to impacted communities and protect survivors and to expedite and aid recovery efforts, including orders streamlining permitting requirements to enable Los Angeles to build back quickly, and safer and more resilient than before; and

**WHEREAS** the Los Angeles region has some of the highest housing costs in the country, and the destruction of homes has reduced the availability of housing in the region, which threatens to further increase the cost of housing and the related crisis of homelessness; and

**WHEREAS** a comprehensive approach to recovery that addresses this housing shortage includes lowering barriers and costs to rebuilding homes, accelerating the development of infrastructure necessary to support those homes and enable fire survivors to move back into their communities, and facilitating access to affordable rental housing while homes are being rebuilt; and

**WHEREAS** on July 7, 2025, in direct response to requests from local governments, I issued Executive Order N-29-25, which suspended requirements to install rooftop solar and battery storage systems when rebuilding homes substantially damaged or destroyed as a result of the emergency, and exempted those homes from upcoming building code changes other than fire safety related standards, in order to lower up-front reconstruction costs, provide certainty to homeowners, and facilitate the development of pre-approved plans without the need to update plans after the new codes take effect; and

**WHEREAS** a clarification of that Order is needed to keep these flexibilities in place while also ensuring that solar panels, battery storage, and updates associated with upcoming code changes are treated as eligible upgrades for purposes of insurance coverage, so that those homeowners rebuilding from the emergency who have available insurance proceeds and choose to build to these standards maintain their coverage, allowing for maximum homeowner choice and support for rebuilding; and

**WHEREAS** at least 700 substantially damaged or destroyed homes in Malibu, and over 300 in Altadena, were on septic or cesspool systems prior to the emergency, and many of those systems are in need of significant repair or replacement; and

**WHEREAS** local agencies are exploring the possibility of installing sewer systems to serve these properties, which may be more cost-effective than repairing or replacing outdated septic or cesspool systems and provide superior environmental protection of coastal waters, and local agencies have requested

suspensions of state laws that may hinder and delay such sewer construction; and

**WHEREAS** on March 27, 2025, I issued Executive Order N-24-25, which suspended statutes to facilitate replacing substantially damaged or destroyed electric and telecommunication infrastructure with underground infrastructure, and extended those suspensions to other underground infrastructure projects, including sewer projects, undertaken at the same time and in the same excavated site; and

**WHEREAS** coordination of sewer projects with potential electrical and telecom undergrounding will reduce disruption from construction and create other efficiencies, but the scope and complexity of these potential projects is such that coordinated construction may not be feasible without potentially impacting homeowner timelines to move back into their homes, and so removing procedural barriers and reducing costs for sewer projects independent of other undergrounding efforts will best support recovery; and

**WHEREAS** the City of Malibu has agreed to consult with the California Coastal Commission on incorporating measures to protect environmental resources before moving forward with construction of any sewer project subject to this Order in the coastal region; and

**WHEREAS** on March 7, 2025, I issued Executive Order N-23-25, which supported residents displaced by the emergency experiencing homelessness by prioritizing them on waiting lists for affordable rental housing funded by the Department of Housing and Community Development for which they otherwise qualify; and

**WHEREAS** with more residents facing imminent exhaustion of funds for temporary living expenses from insurance proceeds and government assistance, and several surveys identifying the cost of rental housing as among the biggest concerns for fire survivors, expanding the prioritization of displaced survivors for affordable housing waitlists to also include those who are at imminent risk of homelessness will support needed housing stability as recovery proceeds; 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 the 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 section 8567, 8571, and 8627, do hereby issue the following Order to become effective immediately.

**IT IS HEREBY ORDERED THAT:**

1. Paragraph 1 of Executive Order N-29-25 is terminated and replaced with the following:

   For projects to repair, restore, demolish, or replace residential structures or facilities substantially damaged or destroyed as a result of this emergency, mandatory building standards in the California Energy Code for Solar Electric Generation Systems/Solar PV Systems (Title 24, California Code of Regulations, Part 6, sections 150.1(c)(14) and 170.2(f)

& (g)) and Battery Storage Systems (Title 24, California Code of Regulations, Part 6, section 170.2(h)), as they would otherwise apply to newly constructed residential dwellings, are suspended, except that these standards shall be deemed in effect for purposes of Insurance Code sections 10102 and 10103, such that increased costs associated with these standards are eligible costs for purposes of building code upgrade coverage. The suspensions in this Paragraph shall not apply to Solar Ready requirements.

2. Paragraph 2 of Executive Order N-29-25 is terminated and replaced with the following:

   With respect to projects to repair, restore, demolish, or replace residential structures or facilities substantially damaged or destroyed as a result of this emergency, standards in the 2025 California Building Standards Code are suspended, with the exception of the fire and public safety requirements presented by the State Fire Marshal and adopted by the California Building Standards Commission for inclusion in the 2025 California Building Standards Code, provided that the projects comply instead with the 2022 California Building Standards Code. Notwithstanding the foregoing, for projects subject to this Paragraph:
   (a) Any applicable minimum elevation standards established in the 2025 California Building Standards Code or any subsequent updates to the Code (consistent with federal guidance on the implementation of the National Flood Insurance Program), and any applicable requirement to produce a required elevation certificate, shall continue to apply; and
   (b) Standards in the 2025 California Building Standards Code shall be deemed in effect as of January 1, 2026, for purposes of Insurance Code sections 10102 and 10103, such that increased costs associated with these standards are eligible costs for purposes of building code upgrade coverage.

   Nothing in this Paragraph alters or limits Paragraph 8 of Executive Order N-20-25.

3. With respect to projects to construct underground sanitary sewer systems, including ancillary structures, serving properties substantially damaged or destroyed as a result of this emergency, the following are suspended to the extent they would otherwise apply:
   a. The California Environmental Quality Act (Division 12 of the Public Resources Code, commencing with section 21000), and regulations adopted pursuant to that division; and
   b. Any requirement to obtain a permit under the California Coastal Act (Division 20 of the Public Resources Code, commencing with section 30000).

4. Paragraph 5 of Executive Order N-23-25 is terminated and replaced with the following:

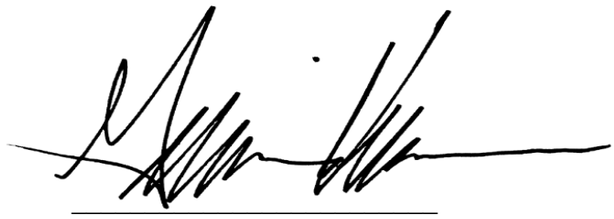
   Households displaced from their primary residence in Los Angeles County as a result of the emergency shall be prioritized on the waiting lists for rental housing in the Department of Housing and Community Development (HCD)'s housing portfolio in Los Angeles County upon a demonstration that the household (i) was displaced due to the proclaimed emergency; (ii) is currently experiencing homelessness or

at imminent risk of homelessness; and (iii) meets all HCD program-eligibility requirements of the vacant dwelling unit. Tenant selection procedures for HCD's housing portfolio authorized by any state statute, regulation, or guidance document authorized by state law, including, without limitation, title 25 of the California Code of Regulations, section 8305, subdivision (a)(4)(A), are suspended to the extent they provide otherwise.

**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 24th day of November 2025.



GAVIN NEWSOM
Governor of California

**ATTEST:**

SHIRLEY N. WEBER, PH. D
Secretary of State