

5 Steps to Get Fire-Safe — BEFORE YOU SELL

Selling in a high fire-risk area? California's AB38 law has a few simple steps to check off — and doing them early makes your sale smoother and stress-free.

1. Check Your Fire Zone



Scan the QR code to see if your property is in a High or Very High Fire Hazard Severity Zone. Knowing your zone helps determine if you'll need a fire inspection or defensible-space documentation during escrow.

2. Clear Your Defensible Space

Defensible space means maintaining a safe buffer between your home and surrounding vegetation.

- Trim trees and shrubs within 100 feet of your home
- Remove dead leaves and branches
- Keep grass low and clear gutters of debris
- These small updates go a long way toward improving safety (and curb appeal!)

3. Review Your Home's Fire-Hardening Features

Buyers will want to see that your home is built and maintained with fire safety in mind.

Walk your property and look for:

- Ember-resistant vents
- Class A fire-rated roof materials
- Dual-pane or tempered glass windows
- Non-combustible fencing and decks

4. Gather Your Documentation

During escrow, sellers complete the *Fire Hardening & Defensible Space Form*. Start collecting:

- Any past fire inspection reports
- Photos or receipts for upgrades or vegetation clearing
- Insurance documents related to fire safety

5. Schedule a Fire Inspection Early

If your city or county offers a fire-safety inspection, it's smart to get it done before you list.

You'll receive a compliance certificate that can be shared with your buyer — often avoiding delays later in escrow.