

**REPORT FROM THE REAL ESTATE SUBCOMMITTEE**  
**COALITION OF FIREWISE COMMUNITIES**

**PROBLEM DEFINITION**

Most real estate agents in Nevada County sell homes without giving much information about the fire danger or defensible space. Typically, they get by with minimum disclosures on this subject, often omitting any mention of “defensible space” or the “100 foot clearance” requirement that is part of the PRC4291 law. Nothing is usually provided in terms of telling buyers how to get and maintain “defensible space” or where to find helpful resources. Dirty properties are often sold without putting any requirements on the seller. Information about 4291 is often missing when homes are rented.

We believe that real estate agents need to step up their game and go the extra mile to be as transparent and honest as possible on this subject, recognizing that dangerous properties can put new buyers at serious risk. It doesn't take long for a clean property to become a fire risk when we think about the constant deadfall that needs regular attention.

**PLAN OF ACTION**

The Coalition plans to engage the real estate leadership in discussions aimed at correcting the above mentioned problem. We seek to bring the agents on board with this subject so that they and their clients can have the needed fire safety information and education. Disclosures, hazard reports, etc. will need to be changed and clients will need to “sign-off” when transactions are made. We plan to offer an agent training opportunity through the Fire Safe Council. We will provide information, resources, and speakers as needed.

Our hope is that the agents will embrace these changes and will see that their new openness will help in terms of attracting clients, satisfying insurers, and reducing their own liability. We want them to become positive partners with the Coalition and to believe that these adjustments are in their best interests. We want them to be proud that they promote fire safe properties in Nevada County.

Formally adopted by coalition vote, November 16, 2017