



RE-SALE INSPECTION FAQ'S

The Kentfield Fire District does not currently have a dedicated Home Re-sale Inspection Program for properties located *outside* High or Very High Fire Severity Zones. When properties are located *within* a High or Very High Fire Severity Zone, we will provide a state mandated review and evaluation that provides data that can be used during the home sale/disclosure process. Follow these steps for more information:

STEP 1: IDENTIFY YOUR FIRE ZONE

Use this link to identify/search for AB38 resale inspection requirements throughout Marin:

<https://gis.marinpublic.com/lookup/FireLookup/default.aspx>

The "Marin County AB-38 Look up Tool" will provide the following data related to your home and need for inspection:

RESULT OPTION 1:

"Property is not located in High or Very High Fire Hazard Zone. You are not subject to the requirements of AB-38 and don't need to schedule an inspection".

Assessor Parcel Number: 071-071-99

Address: 1004 SIR FRANCIS DRAKE BOULEVARD, KENTFIELD

Agency: Kentfield Fire Protection District

NO INSPECTION IS REQUIRED!

RESULT OPTION 2:

"Property is in Very High Fire Hazard Zone. To request a Defensible Space Inspection (DSI) for AB-38 compliance, please complete the [AB-38 Residential Re-Sale Fire Inspection Request Form \(opens new window\)](#)"

Assessor Parcel Number: 074-191-04

Address: 21 CROWN RD , KENTFIELD

Agency: Kentfield Fire Protection District

INSPECTION IS REQUIRED!

Interested in reading more about Assembly Bill 38?

Here's a link to AB-38, read §1102.6f (a) which includes requirements for disclosures in High or Very High Fire Severity Zones. https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB38

Common Q&A's:

HOW DO WE GO ABOUT SCHEDULING A RE-SALE FIRE INSPECTION, IF REQUIRED?

If the AB-38 look up tool determines you need to schedule an AB-38 Defensible Space Inspection, click this link in the results screen "[AB-38 Residential Re-Sale Fire Inspection Request Form \(opens new window\)](#)"

Please note: If a defensible space inspection has already been completed by our Defensible Space Inspection Team, we will provide a report based off that information. This information is also accessible to the owner by using this link: <https://www.marinwildfire.org/dspace>

WHEN SHOULD I SCHEDULE THE RE-SALE FIRE INSPECTION?

Submit your request as soon as possible when listing a property for sale. To comply with state and local law, you'll need a copy of the completed inspection report that shows proof the property has been inspected, and has passed that inspection. Please complete all required defensible space work outlined in previous defensible space evaluations PRIOR to submitting your request to save time and prevent delays. To view pending defensible space violations that require correction, click here <https://www.marinwildfire.org/dspace>

Reminder: Inspections are scheduled on a first-come first-served basis, and based on staff availability. We suggest at least a 72 hour notice for the best chance at scheduling an appointment time that works best for you.

WHAT IS THE COST OF A RE-SALE FIRE INSPECTION?

There is no cost.

DOES SOMEONE NEED TO BE PRESENT DURING THE RE-SALE INSPECTION?

Yes, always.

WHAT IF MY PROPERTY DOES NOT PASS THE INSPECTION?

If your property does not pass on the first attempt, the inspection report will explain what work needs to be completed and you will need to schedule another appointment at a later date. Fire code compliance is required, and issues identified must be corrected within 30 days. AB-38 states that if the property will not meet compliance with vegetation management laws, codes and ordinances, the seller and the buyer shall enter into a written agreement pursuant to which the buyer agrees to obtain documentation of compliance within one year after closing escrow. This does not grant an exemption from compliance - corrections are still required within 30 days. Failure to correct issues identified during any wildfire hazard inspection may result in penalties, abatement and liens.

For any other questions, please contact Deputy Fire Marshal Larry Pasero at lpasero@kentfieldfire.org. Email is always the preferred method of communication as we spend a majority of our time in the field working with our community. Email gives us the best opportunity to respond in a timely manner.

As a reminder, our Prevention Office is open Monday through Thursday 0800-1600.