



MCLE Self-Study Test

Ever-Changing Fire Hardening Laws Affect California Property Owners, Keep Buyers at Bay, and Open Up to Potential Lawsuits

By Celine Mui Simon, November 2021 Issue Contra Costa Lawyer Magazine

MCLE SELF-STUDY TEST

1. Fire hardening laws currently require property owners to retrofit their property to make it more ember resistant within 5 feet around the house.
 True False
2. Fire hardening laws do not apply to vacant land.
 True False
3. Property owners could be required to do more than what the notice of abatement requires.
 True False
4. A building that is built after 2010 is automatically exempt from fire hardening laws.
 True False
5. Property owners and PG&E could both be liable for causing the start or spread of wildfire.
 True False
6. Fire hardening disclosures are required for the sale of all properties in California.
 True False
7. A property made entirely of fire-resistant materials on the outside is exempt from fire hardening laws by applying for a variance.
 True False
8. Tenants are protected from any liability under the fire hardening laws.
 True False
9. The new fire hardening laws are enforced at the discretion of the State Board of Registry and Fire Protection.
 True False
10. Owners of vacant property do not have to create a 100 foot defensible space around the structure.
 True False
11. A fire hazard final inspection report is required upon sale of the property.
 True False
12. Insurance companies may terminate the property insurance policy if the owners fail to maintain a 200 foot defensible area.
 True False
13. Property owners in a very high severity zone are only liable if they have notice of the fire hazardous condition.
 True False
14. Sellers do not need to disclose the features of the home that is susceptible to fire unless the home is located in a very high fire hazard zone.
 True False
15. Owners of agricultural lands are not required by the new state laws on fire hardening to remove dry leaves and woods from their property.
 True False

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see next page

HOW TO RECEIVE ONE HOUR OF MCLE CREDIT

Answer the test questions, choosing the one best answer to each question. Mail this Self-Study and your payment (\$30 per credit hour for CCCBA members/\$45 per credit hour for non-members) to CCCBA at the address below. Certificates are dated as the day this form is received.

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