



# Public Information

County of Ventura • Resource Management Agency • Planning Division

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## Temporary Housing After a Disaster Frequently Asked Questions

### **Can I live in a recreational vehicle (RV) on my property while rebuilding a home that was destroyed by a natural disaster?**

Yes, you can live in a RV on your residential, open space, or agricultural parcel while rebuilding your home on the same lot or, if you are a resident who lost his/her dwelling in the Thomas Fire, you may live in a RV on a different lot in unincorporated Ventura County with the written approval of the property owner once you have obtained a *Temporary Housing After a Disaster* (THAD) Zoning Clearance from the Ventura County Planning Division and a Building Permit from the Building and Safety Division

Once the application is submitted, a THAD Zoning Clearance will be issued for the temporary dwelling if all basic conditions can be met:

- The RV will be occupied by the residents of the home that was destroyed by the fire;
- The RV is set back at least five feet from all property lines;
- The RV either contains an adequate source of potable water for sanitation purposes through an internal tank, or is connected to a permanent source of potable water;
- The RV is connected to an existing septic system, sewer connection as approved and inspected by the Building and Safety Division, or is connected to a wastewater tank that is located within or outside the RV, provided that such tank is regularly serviced for the duration of the use of the RV by a wastewater disposal provider permitted by the Environmental Health Division;
- The RV contains sanitary facilities (e.g. toilet and shower), a kitchen, sleeping accommodations, and is connected to an approved electrical source;
- The RV location is not within a floodway (e.g. creek or river bed);
- The placement of the RV does not preclude rebuilding; and
- A Building Permit will be obtained for any necessary connections (e.g. electricity, water, wastewater).

## **What fees apply to temporary structures during rebuilding?**

The Planning Division fee for a THAD Zoning Clearance has been waived by the Ventura County Board of Supervisors to assist victims of the Thomas Fire. The Board of Supervisor also waived most of the fees collected by the Building & Safety Division and the Environmental Health Division associated with temporary housing related to the recovery effort. It is expected that the Board of Supervisors will be considering additional fee waivers for other permits needed to re-build or repair fire-damaged or destroyed residences soon. The Planning Division, including the Environmental Health and Building and Safety Divisions, is currently in process of requesting similar fee waivers for the victims of the Hill and Woolsey fires.

## **How long can I live in the RV on my property if my home was destroyed in a natural disaster?**

The RV may be occupied for a period of one year. Residents who lost his/her dwelling in the Thomas Fire, may live in the RV for an initial term of up to 18 months and a subsequent 18 months but until no later than January 1, 2023, if the RV:

- Is connected to a permanent supply of water; and,
- Continues to comply with the wastewater disposal requirements of the THAD Zoning Clearance.

The Planning Division will be requesting similar time allowances for the victims of the Hill and Woolsey fires.

After a Building Permit has been issued for a replacement home, the THAD Zoning Clearance will be converted to a Temporary Housing during Construction permit and you will be given an additional 12 months to reconstruct your home. A Zoning Clearance is required to convert the THAD Zoning Clearance to a Temporary Housing during Construction permit.

## **How many RVs can I have on my property?**

Currently one RV may be used for temporary housing for each home that is destroyed by the natural disaster on the property. If the main house and a guest house were destroyed, the residents of each dwelling may live in separate RVs.

## **Can manufactured homes be used for temporary housing?**

Manufactured homes may be used for temporary housing with a THAD Zoning Clearance. However, manufactured homes must meet all building code requirements and will be permitted as a permanent dwelling.

Make sure the property qualifies for an accessory dwelling unit (or a farmworker/animal caretaker dwelling unit) if you wish to construct a manufactured home with a permanent foundation and live in it while you build another home. If the property qualifies for an

accessory dwelling unit (or a farmworker/animal caretaker dwelling unit) and you design your project accordingly, you can build a principal dwelling later and designate the manufactured home as your accessory dwelling unit (or a farmworker/animal caretaker dwelling unit) at that time. Please check with the Planning Division to confirm whether the property qualifies for an accessory dwelling unit (or a farmworker/animal caretaker dwelling unit).

### **What is the difference between an RV, manufactured home, and a tiny house?**

A RV is a motor home, park trailer, travel trailer, or camper. An RV is 400 square feet or less, has self-contained plumbing, heating and electrical systems, and is built to be occupied temporarily. Usually they can only be legally occupied in mobile home parks or other specially designated parks. A manufactured home is a transportable home which is at least 320 square feet when assembled and which was built in 1976 or after. It uses a permanent foundation, and must meet various state and federal standards. They can be permanently occupied outside or inside of mobilehome parks. Tiny houses are any stand-alone dwellings usually about 400 square feet or less in size. They can be factory- built or built on-site. Tiny homes constructed on a vehicle chassis and have wheels will be treated as a RV for the purposes of approving a Temporary Dwelling Permit. To be permanently occupied, a tiny home must be installed on a foundation and meet all applicable building codes, including a minimum size of 220 square feet.