

Introduced by:

**ORDINANCE NO.**

**AN UNCODIFIED ORDINANCE OF THE CITY OF PASADENA EXEMPTING  
QUALIFYING EATON FIRE REBUILDS FROM CONSTRUCTION TAX**

The People of the City of Pasadena ordain as follows:

**SECTION 1.** The Construction Tax imposed by Chapter 4.32 of the Pasadena Municipal Code shall not be levied or collected on permits for projects to rebuild red-tagged structures on sites damaged or destroyed by the 2025 Eaton Fire where the projects meet all of the following requirements:

1. Single-family properties and condominium units that were owner-occupied as of January 7, 2025, and the same owner (or a member of the same owner's family) is the permit applicant; and
2. The reconstruction is "like-for-like" as allowed under the City's Rebuild Ordinance adopted March 24, 2025. In addition, applicants who select either a relocated home or a prefabricated, modular home may exceed the 10% or 200 square foot like for like square footage cap if they meet all other "like-for-like" provisions (e.g., height and setbacks) and the allowed square footage permitted under the Zoning Code; and
3. The application is for reconstruction of red-tagged structures (primary dwelling and required parking). The revised fees will not apply to applications for the construction of new detached structures such as an accessory dwelling unit (ADU) that did not exist prior to the fire.
4. The property on which the project is to be built cannot be sold to a non-family member prior to building and safety's final inspection approval.

If the owner sells the property to a non-family member prior to building and safety's final inspection approval, the construction tax must be paid within 90 days of the sale date.

**SECTION 2.** For the purposes of this ordinance, an owner's "family" or "family member" means one or more persons related to the owner by blood, marriage, or

adoption, or one or more persons living with the owner as a Single Housekeeping Unit (as defined in Chapter 17.80) in a dwelling unit.

**SECTION 3.** If any subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this section, and each and every subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional, without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

**SECTION 4.** The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published.

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**SECTION 5.** This ordinance shall take effect upon publication.

Signed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Victor M. Gordo  
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held this \_\_\_\_\_ day of \_\_\_\_\_ 2025, by the following vote:

AYES:

NOES:


ABSENT:

ABSTAIN:

Date Published:

\_\_\_\_\_  
Mark Jomsky  
City Clerk

Approved as to form:

  
\_\_\_\_\_  
Caroline Monroy  
Assistant City Attorney