



FAQS ON TEMPORARY HOUSING

County of Ventura • Resource Management Agency • Planning Division
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Temporary Housing After a Disaster

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

Yes, you can live in a trailer or RV on your residential, open space, or agricultural parcel while rebuilding your home on the same lot once you have obtained Temporary Dwelling During Reconstruction Zoning Clearance (Temporary Dwelling Permit) from Ventura County Planning and a Building Permit from Building and Safety.

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

- The trailer or RV will be occupied by the residents of the home that was destroyed by the fire;
- The trailer or RV is set back at least five feet from all property lines;
- The trailer or RV is connected to a permanent source of potable water;
- The trailer or RV is connected to an existing septic system or sewer connection as approved and inspected by the Building and Safety Division;
- The trailer or RV contains sanitary facilities (e.g. toilet and shower), a kitchen, sleeping accommodations, and is connected to an approved electrical source;
- The trailer or RV location is not within a floodway (e.g. creek or river bed);
- The placement of the temporary trailer or RV does not preclude rebuilding; and
- A Building Permit will be obtained for any necessary connections (e.g. electricity, water, wastewater) and to review natural slope setbacks.

The Temporary Dwelling Permit may be revoked if the terms and conditions of the permit have been violated. Otherwise, the RV or trailer may remain on the property until 45 days after the final inspection by Building and Safety Division inspectors for your new home.

What fees apply to temporary structures during rebuilding?

The fee from the Planning Division for a Temporary Dwelling Permit 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.

How long can I live in the RV on my property if my home was destroyed by fire?

Currently the ordinance allows you to live in a RV for one year during the initial reconstruction phase. This is to provide you time to obtain a Building Permit to construct a permanent replacement home. Once a Building Permit is obtained for a replacement home you may live in the RV or trailer for an additional 12-month period. Two additional 12-month extensions may be granted if progress has been made in constructing the replacement home. The temporary living arrangement in the RV or trailer must end within 45 days of obtaining a final inspection for the replacement dwelling. These time periods will be reviewed in the weeks ahead to ensure you have sufficient time to rebuild your home.

How many RVs can I have on my property?

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

Can manufactured homes be used for temporary housing?

On a burned site, a manufactured home may be used as a temporary dwelling with a Temporary Dwelling Permit. Permanent foundations for this temporary housing arrangement are not allowed. If a permanent foundation is proposed with a manufactured home, the home will be permitted as a permanent dwelling.

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