

REPORT OF THE CHIEF LEGISLATIVE ANALYST

DATE: May 22, 2025

TO: Honorable Members of the Rules, Elections, and Intergovernmental Relations Committee

FROM: Sharon M. Tso 
Chief Legislative Analyst

Council File No.: 25-0002-S38
Assignment No.: 25-05-0416

SUBJECT: Report on S. 1323 (Schiff-Sheehy), the “FIREWALL Act”

CLA RECOMMENDATION:

ADOPT Resolution (Rodriguez-Park-Lee) to include in the City’s 2025-2026 Federal Legislative program support for S. 1323, *A bill to amend the Internal Revenue Code of 1986 to provide a refundable credit against tax for disaster mitigation expenditures* (the FIREWALL Act), which would create a tax credit that would cover 50% of eligible upgrades, subject to income adjustment, for upgrades that promote community resilience to natural disasters.

SUMMARY

This Resolution (Rodriguez-Park-Lee) calls for the inclusion in the City’s 2025-2026 Federal Legislative Program support for S. 1323, *A bill to amend the Internal Revenue Code of 1986 to provide a refundable credit against tax for disaster mitigation expenditures* (the FIREWALL Act), which would create a tax credit that would cover 50% of eligible upgrades, subject to income adjustment, for upgrades that promote community resilience to natural disasters.

The Resolution states that fire-resistant homes can help to protect other homes in a neighborhood by reducing the risk of fire spreading from one home to another, that the cost of upgrades can discourage homeowners from retrofitting homes to make them more fire resistant, and that the FIREWALL Act would support home resilience retrofits by creating a new federal tax credit.

BACKGROUND

The FIREWALL (Facilitating Increased Resilience, Environmental Weatherization and Lowered Liability) Act (Schiff-Sheehy) was introduced into the senate on April 8, 2025. It was referred to the Committee on Finance. No further action has been taken.

The credit would be available for projects used as principal residences in states that have experienced a federally declared disaster within the last ten years, and provide a tax credit for 50% of home upgrades, up to a value of \$25,000 per year, to families that make less than \$200,000 per year, and will be phased out as incomes rise up to \$300,000 per year. The authorized amount would adjust automatically in line with the cost of living.

Potential qualifying improvements include ignition-resistant exterior walls, doors, windows, and fencing; sprinkler systems; services to create fire resistant buffer zones around dwellings; removal of flammable vegetation; and other measures to address fire risk as well as other risks.

BILL STATUS

04/08/2025	Introduced
04/08/2025	Read twice and referred to the Committee on Finance

Louisa Lund

Louisa Lund
Analyst

Attachments: 1. Resolution

RESOLUTION

RULES, ELECTIONS, INTERGOVERNMENTAL RELATIONS

WHEREAS, any position of the City of Los Angeles with respect to legislation, rules, regulations, or policies proposed to or pending before a local, state, or federal government body or agency must have first been adopted in the form of a Resolution by the City Council; and

WHEREAS, on January 7, 2025, a wildfire and windstorm event unprecedented in scope wreaked destruction across Los Angeles, with the Pacific Palisades, Eaton Canyon, Hurst, and the Hughes Fires burning over 50,000 acres combined throughout the County of Los Angeles and causing loss of life, displaced families and businesses, and tens of billions of dollars in damages; and

WHEREAS, the importance of resilient communities is only increasing as the impacts of climate change are felt; and

WHEREAS, insurance policy costs are increasing while insurers are exiting the market due to their concerns about high level of risk in providing insurance to homes in California; and

WHEREAS, fire-resistant homes can help to protect other homes in a neighborhood by reducing risk of a fire in one home spreading to adjacent homes or other homes in the neighborhood due to flying embers; and

WHEREAS, the cost of upgrades is a factor that can discourage homeowners from undertaking valuable retrofit work that would protect their homes and communities; and

WHEREAS, the FIREWALL Act, introduced by Adam Schiff and Tim Sheehy as S. 1323, would promote community resilience to natural disasters through the creation of a new federal tax credit; and

WHEREAS, this tax credit would cover 50% of eligible upgrades up to \$25,000 for families who make less than \$200,000 a year, with the credit phasing out for families making below \$300,000; and

WHEREAS, eligible upgrades would include fire resistant building materials and roofing, stormwater barriers, air filtration, and the removal of vegetation posing a risk to a home;

NOW, THEREFORE, BE IT RESOLVED, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2025-2026 Federal Legislative Program SUPPORT for S. 1323, *A bill to amend the Internal Revenue Code of 1986 to provide a refundable credit against tax for disaster mitigation expenditures* (the FIREWALL Act) that would create a tax credit that would cover 50% of eligible upgrades, subject to income adjustment, for upgrades that promote community resilience to natural disasters.

PRESENTED BY:

MONICA RODRIGUEZ
Councilwoman, 7th District

SECONDED BY:

Traci Parks

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