

Selling or Buying a Home with a Wood-Burning Fireplace or Heater



San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT®

Under San Joaquin Valley Air Pollution Control District Rule 4901, most older, non-EPA-certified wood-burning heaters and inserts must be removed and destroyed before a home is sold or ownership is transferred within the District's jurisdiction.

Air District Lookup

Confirm your property is within the Air District's jurisdiction using CARB District Lookup:

ww2.arb.ca.gov/applications/air-district-finder

Compliant Devices Allowed to Stay in Home

- Open-Hearth/Zero-Clearance Fireplaces
- EPA-certified wood-burning heaters/inserts (*manufactured after July 1, 1990*)
- Exempt pellet-fueled wood burning heaters/inserts (*installed prior to May 15, 2015*)
- Gas or propane-fueled devices

EPA Certification

Check for an EPA certification label on the unit or search the EPA's certified list: www.epa.gov/compliance/epa-certified-wood-heater-database

Home Seller Requirements

- Remove and render permanently inoperable any non-compliant wood-burning devices.
- Submit a Statement of Compliance to both the Valley Air District and the home buyer prior to the close of escrow:

www.valleyair.org/statementofcompliance

☎ (559) 230-6000 ✉ public.education@valleyair.org

www.valleyair.org/rule4901

