



Arizona Real Estate Consumer Advisory: Wildfire Risk Firewise USA® Preparedness & Insurability

In Arizona, wildfire risk is a year-round reality. You must understand that your home can ignite even if the fire front is not in your immediate vicinity. Research proves that "embers and small flames" are the primary cause of home ignition. Embers—burning pieces of airborne vegetation or wood—can travel **more than a mile** on the wind to ignite homes, debris, or other objects.

The Firewise USA® Framework Firewise USA is a voluntary, collaborative framework that allows neighbors to organize and increase the ignition resistance of their community.

- **Recognition vs. Certification:** It is a critical linguistic nuance that Firewise USA sites are "**recognized**," not "**certified**." This distinction is important for accurate representation in real estate and insurance contexts.
- **"In Good Standing Status":** To be recognized, a community must meet specific voluntary criteria annually to maintain its status.
- **Free Resources:** The ADRE encourages residents to utilize the "How to Prepare Your Home for Wildfire" booklet, available through the NFPA at: <https://www.nfpa.org/education-and-research/wildfire/firewise-usa>
- **Arizona Department of Insurance and Financial Institutions (DIFI):** Wildfire resources page: <https://difi.az.gov/wildfire>
- **Insurance Institute for Business & Home Safety (IBHS)** The Wildfire Prepared Home™ designation program empowers homeowners to take science-based, proven steps to meaningfully reduce wildfire risk to their home and property. Now available in AZ at: <https://wildfireprepared.org/>.

The **Arizona Department of Insurance and Financial Institutions (DIFI)** is dedicated to assisting Arizona homeowners, particularly those residing in high-wildfire risk areas, by providing transparency and resources to manage insurance coverage. DIFI maintains a list, updated annually, of licensed insurance companies that may offer homeowners policies in forested regions, serving as a vital resource for those struggling with coverage availability. Additionally, DIFI leads the Fire Insurance Review Task Force, which is tasked with investigating the affordability and availability of insurance in

these regions and developing proactive strategies to mitigate property loss due to natural disasters. These consumer guides and resources are available on the DIFI website at <https://difi.az.gov/wildfire>.

You are encouraged to investigate insurance availability at the earliest possible time in your real estate transaction as many costs associated with conducting due diligence are not refundable in the event that a property is uninsurable.

Natural hazard disclosure reports are also available from private companies to better understand potential property risks. These reports provide essential information regarding natural hazards (flood, fire and other potential hazards). It is recommended that you review such reports either prior to entering into a binding purchase contract or, if negotiated into your contract, during your designated inspection period.

Acknowledgement

By signing below, the undersigned Buyer(s) and Seller(s) acknowledge they have read the foregoing consumer advisory.

PROPERTY ADDRESS:

BUYER(S):

Printed Name: _____ Signature: _____

Date: _____

Printed Name: _____ Signature: _____

Date: _____

SELLER(S):

Printed Name: _____ Signature: _____

Date: _____

Printed Name: _____ Signature: _____

Date: _____