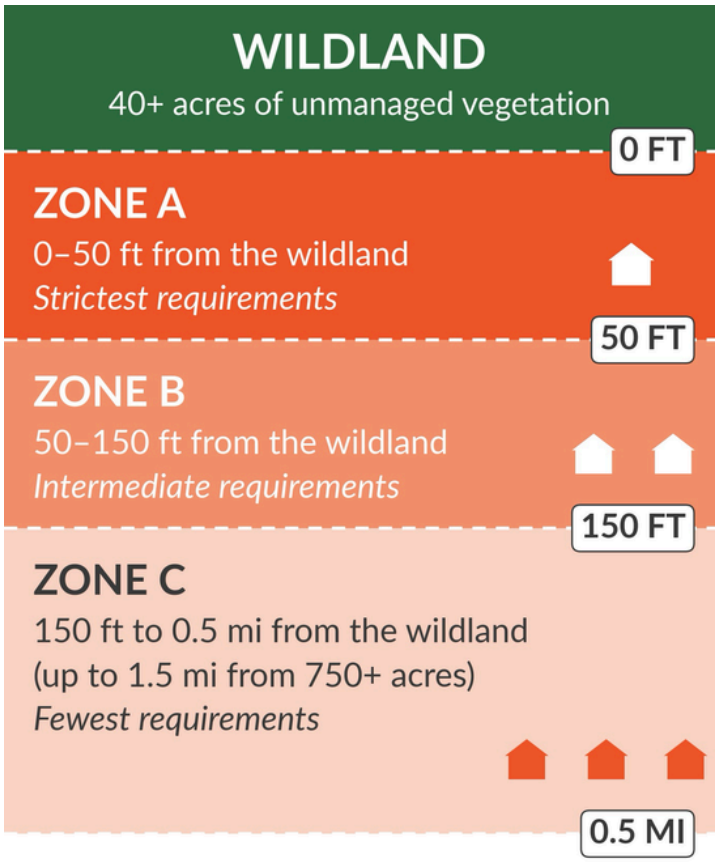
AUSTIN'S NEW WUI CODE

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Austin's new Wildland-Urban Interface (WUI) Code took effect in July 2025, and its reach extends far beyond homes at the edge of the city. **More than 77% of Austin now falls within a designated "WUI Proximity Zone."** While the Austin Fire Department's implementation has so far focused on new construction, the regulations also apply to existing homes. For agents, that means higher new construction costs, compliance obligations for existing homeowners, and resale considerations for properties across the city.

WUI'S 3 PROXIMITY ZONES



WUI REGULATION KEY TERMS

- **Wildland |** An area of unmanaged vegetation, such as grass, brush, or trees, that can fuel a wildfire.
- **WUI |** The area where development meets or intermingles with the wildland.
- **IWUIC |** The 2024 International Wildland-Urban Interface Code, the model code Austin adopted with local amendments.
- **Proximity Zones |** Zones A, B, and C, based on a structure's distance from the wildland; requirements get stricter closer to the wildland.
- **Ember Ignition Zone (EIZ) |** A five-foot noncombustible zone required around all structures.
- **Structure Hardening |** Ignition-resistant exterior materials, ember-resistant vents, and related construction standards.

WHY THIS MATTERS FOR ABOR MEMBERS

The WUI Code affects how agents advise clients and market properties across Austin. Make sure clients are aware of the updated WUI code and how the new regulations may impact new development, remodels, or a property's entitlements.

- **Due Diligence |** Check a property's WUI zone status early by entering the address in the City's interactive **WUI Code Map**, and understand any potential development restrictions or compliance obligations before a client goes under contract.
- **Buyer Education |** Help clients understand how WUI requirements affect new construction costs, remodels and additions to existing homes, and ongoing compliance.

Questions? Reach out to Advocacy@abor.com or contact the Austin Fire Department here.

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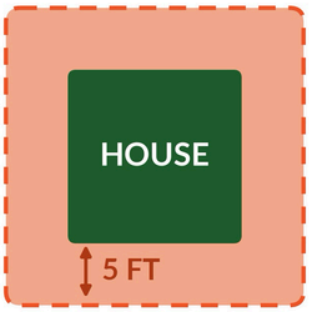
CODE HIGHLIGHTS AT A GLANCE

Austin's WUI Code adapts the 2024 International WUI Code (IWUIC) with local amendments, establishing construction, landscaping, and maintenance standards designed to prevent the ignition and spread of wildfire. Highlights include:

- **Expanded WUI Map:** A revised map sweeps far more of the city into the WUI.
- **Ember Ignition Zone (EIZ):** A five-foot perimeter around each structure must be noncombustible.
- **Structure Hardening:** Ignition-resistant exterior materials, ember-resistant vents, and related requirements that scale by Proximity Zone.
- **Landscaping & Maintenance:** New restrictions also apply to existing homes, including ignition-resistant materials for most fencing, decking, or outdoor structures.

Key Takeaway: Given extensive regulatory requirements, third-party estimates suggest up to $40,000 in added costs for a typical Zone C home and up to $100,000+ for Zone A and Zone B homes.

THE EMBER IGNITION ZONE



Measured from the roof overhang, on all sides

ALLOWED

- ✓ Gravel, rock & pavers
- ✓ Concrete & hardscape
- ✓ Bare soil
- ✓ Mowed lawn (Zone C only)

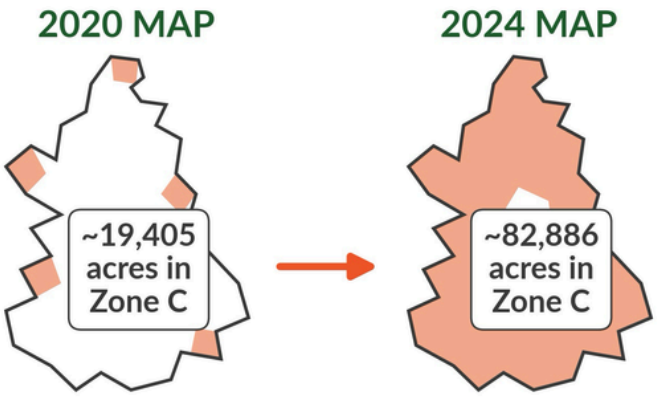
NOT ALLOWED

- ✗ Wood mulch
- ✗ Shrubs & plantings
- ✗ Firewood & combustibles
- ✗ Combustible fences

ABOR ADVOCACY AT WORK

- **Driving Awareness:** Educating REALTORS® & homeowners on WUI's new regulatory environment.
- **Right-Sizing the Rules:** Working with a third-party technical consultant to right-size the regulatory environment to the actual risk level.
- **Implementing streamlined processes to:**
  - limit approved materials uncertainty
  - avoid inspection delays, and
  - simplify development review requirements.

THE EXPANDING WUI MAP



Zone C increased by 327% — 77% of Austin is now within the WUI

ADDITIONAL RESOURCES

Interactive WUI Code Map
CoA WUI Homepage
Local Amendments Overview

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