

Summary of State ADU Legislation

Accessory Dwelling Unit Legislation 2016-2020		
Bill Number	Date Enacted	Summary of ADU Changes
SB 1069	01/01/2017	<p>Reduced parking to once space per bedroom or unit</p> <p>Allowed off-street parking to be tandem or in setback areas</p> <p>Eliminate Parking requirements if ADU meets the following:</p> <ul style="list-style-type: none"> 1/2 mile from public transit part of an existing residence or existing accessory structure within one block of a car share in an area where on-street permits are required but not offered to the ADU <p>Prohibits agencies from requiring new or separate utility connections</p> <p>Prohibits agencies from charging new connection fees when located within an existing residence or accessory structure</p> <p>Requires agencies to charge fees must be proportionate to the burden of services</p> <p>Fire sprinklers not required if they are not required in the primary residence.</p> <p>Total prohibition not permitted unless jurisdiction extreme hardship (i.e. lack of water, sewer capacity)</p>
AB 2299	01/01/2017	<p>A municipality must approve an ADU through a building permit if comply with the following:</p> <ul style="list-style-type: none"> lot is zoned for SFR or MFR uses and contains an existing SFR ADU is either attached to the existing unit, or located within the living area of the existing unit or detached on the same lot increased floor area of an ADU does not exceed 50% of the existing living area of an SFR with a max. 1,200 sf Elimination of setback requirements for an existing garage that is converted into an ADU
AB 2406	01/01/2017	<p>Allows for Junior ADUs to be developed, when an ordinance is adopted that are under 500 square feet in size and completely contained within an existing residential unit with the following requirements:</p> <ul style="list-style-type: none"> 1 JADU per SFR zoned lot with an existing residence Primary unit or JADU must be owner occupied Entirely within residential structure and have its own separate entrance May share bath with primary unit or have its own bath Prohibits parking as a condition of a permit Prohibits connection fees from being charged

SB 229	01/01/2018	Allows for ADUS in single family and multi-family residential zones that allow residential uses Allows for replacement parking anywhere on the lot where a garage, carport, or covered parking structure is converted into an ADU Requires municipalities to submit ADU regulations to HCD for review and approval
AB 494	01/01/2018	ADUs may not be sold separately, but can be rented No setback is required if a portion of a garage is converted into an ADU