

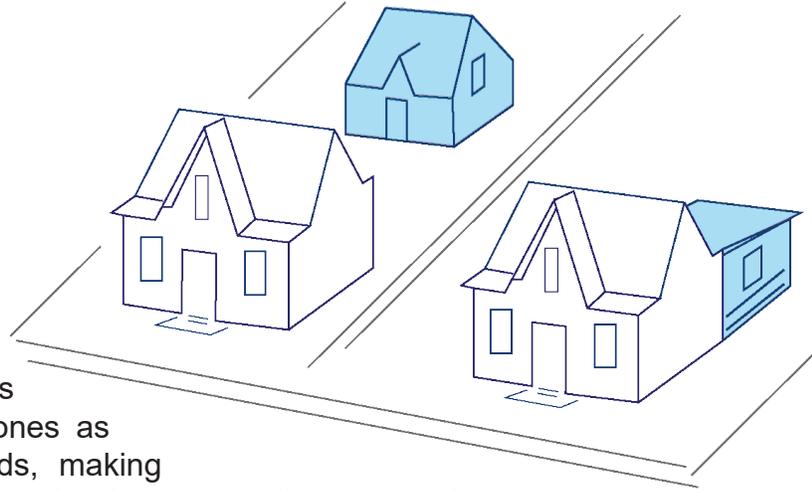
ACCESSORY DWELLING UNITS

Development Impact Fee Collection



OC Public Works

An accessory dwelling unit (ADU) is a small, self-contained residential unit located on the same lot as an existing single or multi-family home. As is implied by the term “accessory,” ADUs are generally defined to be smaller in size and prominence than the main residence on the lot. They have a separate kitchen and bathroom, exterior access independent of the primary residence, and can be attached to, or detached from, the primary residence.



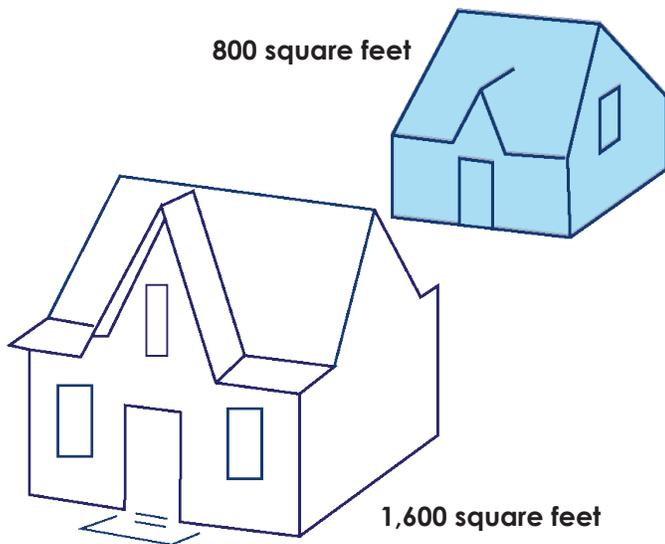
In recent years, the California Legislature has identified ADUs in single-family and multifamily zones as essential to addressing the state’s housing needs, making legislative changes to the Government Code to reduce barriers, streamline approvals and expand capacity to accommodate for their development.

In October 2019, Governor Newsom signed into law Senate Bill 13 (Wieckowski), Assembly Bill 68 (Ting), and Assembly Bill 881 (Bloom), which collectively made changes to Government Code Section 65852.2 that went into effect January 1, 2020.

Among other changes, the bills address the collection of impact fees on ADUs:



Public agencies will no longer be able to impose development impact fees on ADUs less than 750 square feet. For ADUs that are 750 square feet or greater, impact fees must be imposed proportionately in relation to the square footage of the Primary Dwelling Unit.



Example:

A single-family dwelling unit is 1,600 square feet and a new ADU of 800 square feet is proposed to be built; divide the square footage of the ADU by the square footage of the single-family dwelling unit ($800 / 1600 = \frac{1}{2}$) and multiply this proportion times the current multi-family dwelling unit rate for the applicable Road Fee Program(s) to determine the fee(s) due.

To easily calculate a Road Fee Program fee estimate for your new ADU, use the online estimator tool at:

https://myoceservices.ocgov.com/LMS_RoadFeeEstimation