

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-7400 / FAX (916) 263-7417
www.hcd.ca.gov



December 15, 2016

MEMORANDUM FOR:

Planning Directors
Interested Parties

FROM:


Ben Metcalf, Director
Department of Housing and Community

Development

SUBJECT:

Legislation Effective January 1, 2017 – Accessory Dwelling Units

The attached technical assistance memorandum provides information to local governments and interested parties on recent amendments to accessory dwelling units (ADUs) law. Recognizing the importance of ADUs in addressing California's severe housing crisis, these amendments help reduce development barriers and expand potential capacity to build ADUs. Generally, recent amendments include:

- Chapter 720, Statutes of 2016 (SB 1069 - Wieckowski) makes several changes regarding parking requirements, utility connection fees and ADUs repurposing existing single-family space.
- Chapter 735, Statutes of 2016 (AB 2299 - Bloom) makes several changes including various parameters on local ordinances for permitting ADUs such as setbacks for converted garages, passageway prohibitions and parking.
- Chapter 755, Statutes of 2016 (AB 2406 - Thurmond) which adds a new section to planning and zoning law for the creation of Junior ADUs (JADUs) under specified conditions.

Changes to the statute can be found in the attached technical assistance memo. For more assistance and information on ADUs, see the Department's website at <http://www.hcd.ca.gov/housing-policy-development/accessorydwellingunits.html>. If you have any questions, please contact Paul McDougall, Division of Housing Policy Development, at (916) 263-7420.

Attachment