



## City of Lathrop Accessory Dwelling Units (ADU) Frequent Asked Questions

### ***What is an ADU?***

An ADU is an accessory residential dwelling that provides complete independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, eating, cooking, storage, and sanitation on the same parcel as the single-family or multi-family dwelling is situated. The California Legislature has declared ADUs as a valuable form of housing to address the state's housing crisis (Government Code Section 65852.150). Recreational vehicles (such as: house boats, motor homes, trailers, etc.) do not qualify as an ADU.

### ***What are the different types of ADUs?***

The following are the different types of ADUs:

**Attached ADU** – Unit is attached to the primary dwelling.

**Detached ADU** – Unit is separated from the primary dwelling or attached to an accessory structure (e.g., attached to a detached garage).

**Junior ADU** – Unit (no more than 500 square feet in size) that is contained entirely within an existing or proposed single-family dwelling and may include separate sanitation facilities or share sanitation facilities with the existing dwelling. A Junior ADU may include conversion of an attached garage.

### ***Can I use a Manufactured Home as an ADU?***

Yes, a Manufactured Home may be permitted as an ADU only if they are installed on a permanent foundation (in compliance with the California Building Code) and is considered real property as assessed by the San Joaquin County Assessor Recorder. The Manufactured Home shall also comply with the 1974 National Manufactured Housing Construction and Safety Act.

### ***Can I rent my ADU?***

Yes, you may rent out the ADU. However, the term shall be longer than 30 calendar days. Short-term rentals are not permitted in the City of Lathrop.

### ***Can I sell my ADU?***

Yes, pursuant to Government Code Section 65852.26, an ADU may be sold or conveyed separately from the primary residence. See Government Code Section 65852.26 for additional information.

### ***How much does it cost to build an ADU?***

Cost for development will vary depending on size, materials, and construction of each ADU. We suggest that you obtain several quotes from licensed contractors to assist you in your decision.

***Are there any fees associated with building an ADU?***

Yes, there are fees associated with building an ADU, such as Building Permit fees and Impact Fees (depending on the size of the ADU, see below).

***What are Impact Fees?***

An impact fee is a monetary exaction other than a tax or special assessment that is charged by a local agency to the applicant in connection with approval of a development project for the purpose of paying all or a portion of the cost of public facilities related to the development project (Government Code Section 66000(b)).

An ADU less than 750 sq. ft. is exempt from incurring impact fees. An ADU 750 sq. ft. or larger shall be charged impact fees proportionately in related to the square footage of the primary dwelling unit.

***Are there property taxes associated with building an ADU?***

Property taxes will increase based on the value of the ADU. The property tax rate is used to determine property taxes based on a percentage of the assessed value.

***Can an ADU be constructed concurrently with a new single family home?***

Yes, an ADU can be constructed concurrently with a new single family home, however the City may delay approving the application of an ADU until they approve the application for the single family home.

***Do I have to replace parking if I convert my garage into an ADU?***

No, parking spaces do not have to be replaced if a garage, carport, or covered parking structure is converted into an ADU.

***What are the parking requirements for ADUs?***

At least one (1) additional off-street paved parking space is required for each ADU. No additional off-street parking is required for a JADU. The parking space(s) can be in tandem with off-street parking of the primary residence, on an existing driveway.

Parking requirements are exempt if the ADU is:

- Located within one-half mile walking distance to public transit, as defined by the California Government Code;
- Located within an historic district;
- Part of the existing primary residence or an existing accessory structure;
- When on-street parking permits are required but not offered to the occupant of the ADU; or
- There is a car share vehicle located within one (1) block of the ADU.

***What are the kitchen requirements for ADUs and JADUs?***

Kitchens in an ADU require a stone/hot plate, oven, microwave, refrigerator, and a sink. JADUs require, at a minimum, efficiency kitchens with a cooking facility with appliances and a food preparation counter and storage cabinets that are of a reasonable size in relation to the JADU size.

***What are the requirements for ADUs on multi-family lots?***

Up to 25% of the number of units in the multifamily dwelling are permitted on multifamily lots. Non-livable space (storage areas, boiler rooms, etc.) may be converted to an ADU. Up to two (2) ADUs are permitted at a minimum.

***Are fire sprinklers required for ADUs?***

Fire sprinklers are not required in the ADU if the primary residence does not have them. If the primary residence has sprinklers, the ADU will be required to install them.

***Is solar required for ADUs?***

Solar is required pursuant to the requirements of California Code of Regulations Title 24.