

Zoom Meeting in lieu of the IVA scheduled Board meeting. 4/18/2024 – 6 pm

SUBJECT; ADUs in Marin - ADUMarin.org, aducenter.org (they appear to be the same site)

Narrator; Scott Johnson – Scott@aducenter.org

ADU Definition; An accessory dwelling unit, or ADU, is a unit with a full kitchen and bathroom that is accessory to residential. Also called a granny unit or second unit, it can be on a property with a home or apartment building. JADU (Jr. ADU – 150 to 220 sf studio unit).

SUMMARY for Indian Valley (only)

During the Q&A the question of “areas with septic systems” came up – I’ll start there because it relates to Indian Valley.

- If a residential property has a septic system, PRIOR to seeking a permit, the septic system should be checked to ensure it is sufficient for additional living area/bath.
- Typically, a permit inquiry would be the starting point. However, if there is a septic system, a permit would not be possible if the property’s septic is not adequate for additional living area/bath.
- The same would be true if the only water is from a private well – the well would need to be evaluated to see if it is sufficient for additional living area.
- Permit & Development fees range from \$5,000 to \$10,000 depending on the size of the ADU or JADU. There are different classes of ADUs; Small, Median and Large (depending on size and bedrooms), the size dictates the Permit/Development cost.
- Sizes; 150 to 1200 sf, height; 16 to 18 ft.
- In the County, two units can be built at 800 sf or less – IF all planning codes are met.
 - Planning codes; setbacks, etc. There is A LOT to consider before an ADU can be permitted.
- There may be as much as \$10,000 funding by the county if the landowner commits to having the ADU be “low-income housing”.
- Compost toilets are not permitted.
- Short term rentals are not permitted – Airbnb, etc.
- Lot splits are difficult – if you want to split a lot to build an additional unit.
- Consult your HO insurance company to see if an ADU would be covered.
- Owners need a business license. (I have never heard of this, Jonell)
- They discussed attached or detached units, different sizes and height restrictions.
- The number of ADUs on SFR (single family resident) property depends on the lot size, utilities/septic/water, topography and building codes.

ADUMarin.org and ADUcenter.org appear to be very helpful with cost, rents, value, plans and feasibility – contact Scott@ADUcenter.org if you want to understand more.