

Permit Fee Estimate for ADU

| Permit Fee Estimate | 1,200sf ADU | Less than 750sf ADU | Less than 500sf ADU |
|---|--------------------|---------------------|---------------------|
| <u>Plan Review Fees:</u> | | | |
| Building: Permit Processing Fee | \$177.92 | \$177.92 | \$177.92 |
| Building: Residential Plan Review Fee | \$971.86 | \$958.36 | \$950.86 |
| *Building: Fire Sprinkler Plan Review Fee | \$177.92 | \$177.92 | \$177.92 |
| Planning: Site Plan Review Fee | \$284.40 | \$284.40 | \$284.40 |
| Environmental Health: Plan Review Fee | \$229.56 | \$229.56 | \$229.56 |
| <u>Inspection Fees:</u> | | | |
| Building: Residential Inspection Fee | \$1,633.19 | \$1,579.19 | \$1,549.19 |
| *Building: Fire Sprinkler Inspection | \$177.92 | \$177.92 | \$177.92 |
| <u>Impact Fees:</u> | | | |
| Public Works: Traffic Impact Fee (Vary based on primary residence sf. \$2,000 - \$5,000) | \$3,500 | - | - |
| Nevada JU School Dist Fee (\$5.19/ sf living space) | \$6,228 | \$3,892 | - |
| Fire District Fee (fees vary from districts) | \$1,200 | \$750.00 | \$500.00 |
| <u>Environmental Health Fees:</u> | | | |
| Onsite Soil Evaluation (if applicable) | \$764.30 | \$764.30 | \$764.30 |
| Septic Permit Fee (Ranges from \$700 - \$1200) | \$900 | \$900 | \$900 |
| <u>State Fees & Archiving Fees</u> | | | |
| State: Residential SMIP Fee + CASp Fee | \$30.00 | \$30.00 | \$30.00 |
| State: CA2009 SB1473 \$1.00—\$99mil | \$9.00 | \$4.00 | \$3.00 |
| Building: Large Document Fee (per page) | \$3.80 | \$3.80 | \$3.80 |
| Building: Small Document Fee (per page) | \$2.00 | \$2.00 | \$2.00 |
| Total Fee Estimate: | \$16,289.87 | \$9,936.37 | \$5,756.87 |

*if applicable

****** Recording fees change on a yearly basis, for fee information from the Nevada County Recorder please contact 530-265-1221**



Planning Department

Planning for the Future of Nevada County



Accessory Dwelling Units

Fast Facts



The purpose of this publication is to provide some basic information. This is not an exhaustive list. For more details please see the Frequently Asked Questions Handout, view the Code at www.mynevadacounty.com/1073/Land-Use-Development-Codes, or contact the Planning or Building Department at 530-265-1222

What is an ADU?

- An Accessory Dwelling Unit (ADU) is a second unit, in-law unit, or granny unit.

How do I make an ADU?

- An ADU can be created by building a new detached structure, converting an existing structure, building an addition, or converting space in a primary dwelling (e.g., basement)

What Zoning do I need to have an ADU?

- R1, R2, RA, AE, AG, FR and TPZ districts are eligible for an ADU

Can I rent out an ADU?

- For ADUs newer than 2019, short term rentals are generally prohibited, unless on properties that qualify for agritourism, are within the Soda Springs Rural Center, or within the Truckee Sphere of Influence. For units that are older, check to see if you have a recorded Restrictive Covenant.

Can I modify an existing ADU?

- Previously approved ADUs can be modified to increase the square footage, not to exceed 1,200 square feet. This does not rescind any previously recorded restrictive covenants.

Can I sell an ADU separately?

- No, ADUs are not intended for sale separate from the primary residence.

Does the County allow Junior ADUs (JADU)?

- Yes, JADUs may be created within the walls of a proposed single family residence or the conversion of existing habitable space. JADUs can be no more than 500 square feet. They may share central systems, contain a basic kitchen using small plug in appliances, and may share a bathroom with the primary dwelling.

How many can I have on my property?

- You may have one ADU (attached or detached) per parcel as well as a Junior ADU (JADU).

Development Standards

- ADUs will need to have necessary water and sewage disposal as required by the Department of Environmental Health. ADUs with a kitchen (which includes cooking equipment), will need to install an additional septic tank. You may be able to use existing leach lines at the site, this will need to be determined by your design professional and Environmental Health.
- A new address will be assigned to an ADU.
- Newly constructed detached ADUs are required to have solar.
- ADUs are required to have separate utility disconnects from the main residence.
- ADUs cannot share heating and air conditioning systems with the main residence.
- ADUs must adhere to standard R-3 building code requirements (work with your design professional on this).
- Fire sprinklers are required only if the main residence has fire sprinklers.
- ADUs must meet 4 foot rear and side yard setbacks, and be consistent with local zoning regulations.

Fire Safety

- If your property is beyond dead end road limits, you may need to provide additional driveway turnouts. For details please see the Frequently Asked Questions handout.
- The ADU will use the same driveway encroachment, unless demonstrated that is not feasible.
- All ADUs within High and Very High Fire Severity Zones will need to submit a Fire Protection Plan.
- Attached ADUs are required to have a 1-hour fire rated assembly between the ADU and the main residence, including walls and ceilings.
- Wildland Urban Interface (WUI): ADUs are required to adhere to WUI standards per the CA Residential Code.

ADU Restrictions

- An ADU cannot be larger than as follows,
 1. Attached Units can be a max of 50% of the gross floor area of the primary unit, but not to exceed 1,200 square feet.
 2. Detached Units can be a maximum of 1,200 square feet.
 3. Detached Units can have an attached carport or garage, not to exceed 480 square feet.
 4. Covered decks and entries cannot exceed a 10-foot depth. Enclosed decks or porches cannot exceed 15% total gross floor area, and needs to be constructed as non habitable space .
 - If building within a City's Sphere of Influence, the ADU will need to comply with any standards of that City.
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