



**NEVADA
COUNTY**
CALIFORNIA

**Community
Development
Agency**

Planning Department

TINY HOMES ON WHEELS (THOWs)

Frequently Asked Questions



COUNTY OF NEVADA

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*Please note that this information is intended to answer the most commonly asked general questions, it is not an exhaustive list. For more information, please contact the [Planning](#) Department.

General Questions

Are Tiny Homes on Wheels allowed as permanent dwellings?

Yes, THOWs are allowed as single-family dwellings, second dwelling units, or accessory dwelling units (ADUs), as long as they comply with zoning and building permit regulations. To learn more about how an ADU will impact your property tax and learn about how the value is calculated, please visit the [County Assessor's page on ADUs](#).

How many Tiny Homes can I have on my property?

A tiny home can act as a single-family residence and an ADU. Properties zoned for Single Family and Rural districts would be allowed to have two tiny homes. Properties zoned Multi-Family would be allowed more based on zoning density requirements and acreage.

What certifications are required for a THOW?

The THOW must comply with the California Health and Safety Code Section 18027.3 and bear a label indicating compliance with the state standard in effect at the time of manufacture.

Can I rent out my Tiny Home on Wheels?

Yes, but it must be rented for long-term use (30 consecutive days or more). Short-term rentals are prohibited.

What zoning and setback requirements apply to Tiny Homes on Wheels?

THOWs must adhere to the zoning requirements of Single-Family (R1, RA), Multi-Family (R2, R3), and Rural Districts (AG, AE, FR, TPZ).

Are there any design standards for THOWs?

Yes, THOWs must be designed to resemble conventional residential structures, including typical siding, pitched roofs, and windows with exterior trim. Specific materials and insulation standards are also required.

What are the foundation requirements?

THOWs must retain their wheels, and the wheels must be supported on a surface like pavement or gravel. The unit must be tied down with anchors or stabilized according to the manufacturer's design, with engineering certification for safety.

What utility and connection requirements apply?

THOWs must be connected to approved water and sewage facilities, and a building permit is required for electrical systems. If the unit is off-grid, it must meet specific off-grid standards.

Are fire protection plans required for THOWs in certain areas?

Yes, THOWs located in high fire zones or on dead-end roads must submit a Fire Protection Plan as part of the building permit application, addressing issues such as access, emergency response times, water supply, and defensible space.

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