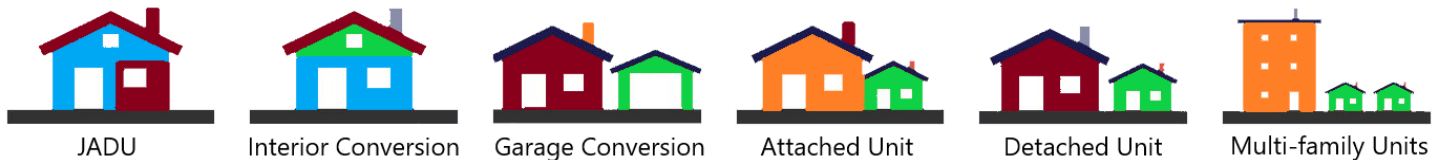




What is an ADU or JADU?

Accessory dwelling units (ADUs & JADUs) are separate, self-contained homes constructed on the same property as a primary residence.



ADUs must have a kitchen, bathroom, and bed, and can range from small efficiency studios to 1,200-square-foot homes with multiple bedrooms. ADUs are also often called granny flats, backyard cottages, in-law units, or conversions. ADUs and JADUs (or Junior ADUs) can take many forms, each with their own benefits and challenges. Under California state law, homeowners can now build both an ADU and a JADU on their property.

A **Junior ADU (JADU)** is a smaller ADU constructed inside of a primary residence basement or garage, not to exceed 500 sq. ft with its own private entrance. Note: The County does NOT fund interior primary suite additions and converting more than 50% of the existing house will trigger the need to add fire sprinklers to the entire home, if they aren't already installed, along with all current code updates to the home.

Most ADU plans call for a free-standing or semi-attached structure, often in a backyard or above a garage. These ADU types are the most desirable and provide the greatest privacy and typically the greatest increase in property value. However, a detached ADU can be expensive to build and must include a solar system large enough to offset the energy demands of the ADU, although there are a few limited exceptions to this rule.

Timeline

Building an ADU is an investment of time as well as money and provide generational wealth to low-income families. Most projects take eight months to two years to complete, with interior conversions being the fastest. Permits may take 1-6 months depending upon plans after design. Some approved plans are available online.

Where to start?

The best place to start is with www.humboldtadu.org or an ADU feasibility consultation.

Contact the County at (707) 267-9366 or email jmoredo2@co.humboldt.ca.us