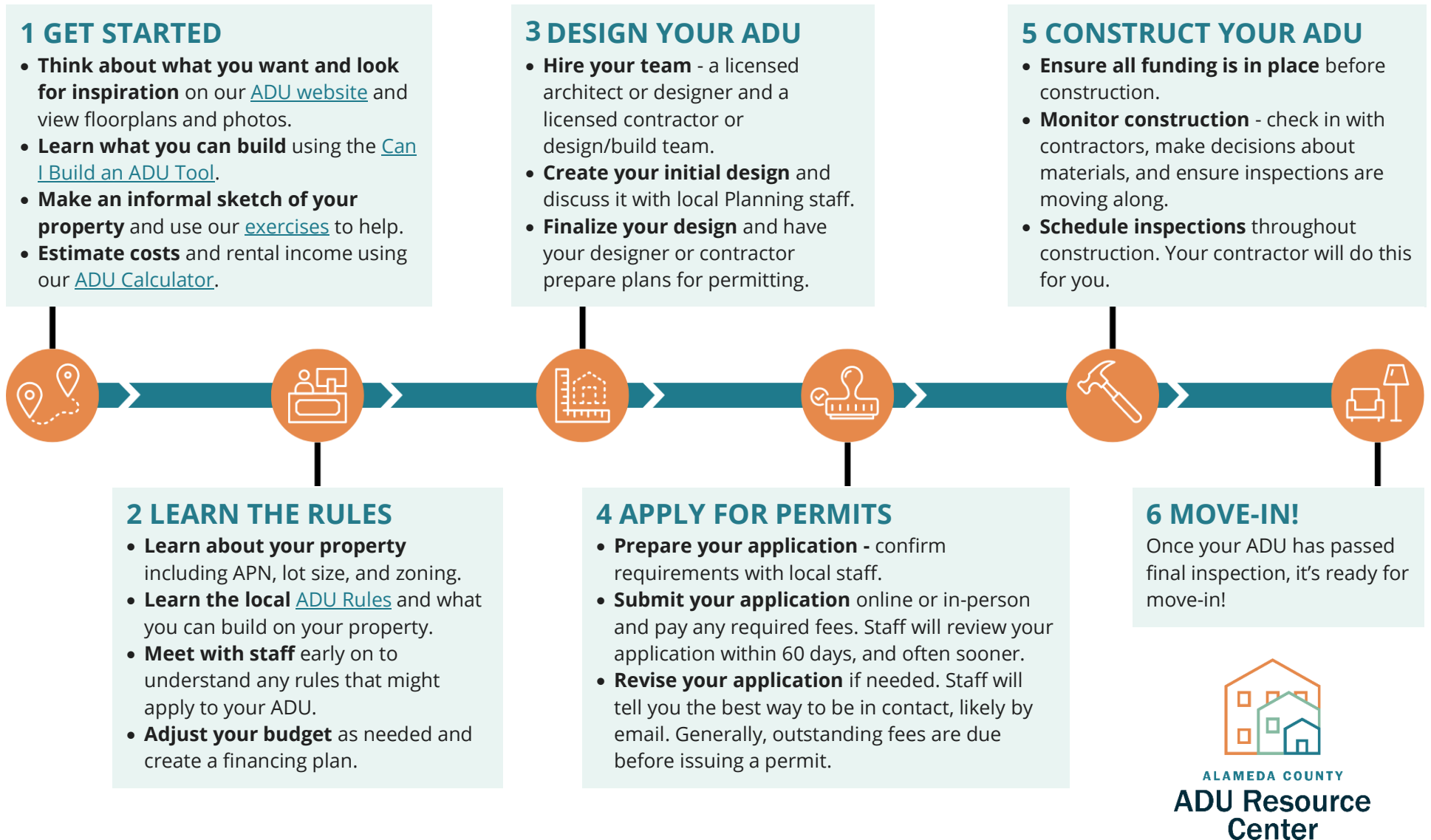


The Accessory Dwelling Unit (ADU) Process

Planning staff are available to help you through your ADU building process. Contact [local staff](#) with your questions and visit the Alameda County ADU Resource Center website at ADUAlameda.org to learn more.



To contact Local Planning Staff visit ADUAlameda.org/rules

Interested in an ADU or JADU?

Here are some important things to keep in mind.



The Difference Between ADUs and JADUs

ADUs are a second home on your property with their own kitchen and bathroom. Most new ADUs can be up to 850 square feet (1BR) or 1,000 square feet (2BR). Shared walls/floors must be rated for 1-hour fire safety.

JADUs and ADUs must have their own entryway and be at least 150 square feet in size. Both must be rented for 30 days or more—no short-term rentals like Airbnb are allowed.

Junior ADUs (JADUs) are within the footprint of your home (or attached garage) and less than 500 square feet. They can share a bathroom and/or have an efficiency kitchen. The owner must live on site.

Special Circumstances and Utilities [SEE DETAILS IN THE ALAMEDA ADU GUIDEBOOK](#)

In addition to planning and building review, you may need to meet other local requirements and get permits or pay fees to other agencies or departments. Check with Planning staff early in the process. For contact info and to learn more visit ADUAlameda.org/rules.

- **Deed restriction:** ADUs may be subject to deed restriction (rules that are added to your property's deed). Talk to staff about local requirements.
- **Neighborhood & Homeowners Associations (HOAs):** While they cannot prevent you from building or renting an ADU, they may still have guidelines. Talk with your representative or board.
- **Fire Safety:** If your property is in a high fire severity zone your ADU may require additional review. Visit the [Alameda County Wildfire Map](#) to find out where your property falls and contact staff to learn about any special requirements.
- **Historic Districts:** ADUs in historic areas may require additional review. Speak with staff early to learn about requirements.
- **Utility Fees:** New or separate connections may be required for ADUs, but not JADUs. Contact your service providers for more information.
- **Gas Connections and Appliances:** Some cities do not allow new gas connections or appliances. Check with staff early on. If you need to add or upgrade service, learn about PG&E's process [here](#).
- **Septic and Water:** If your property is outside of a sewer or water district, your ADU will need to meet county requirements. You may have to increase your septic capacity or establish a new water source, which can be expensive. Contact the [Alameda County Department of Environmental Health](#) early in the process.