

# City of Visalia

## Pre-Approved Accessory Dwelling Unit Program

### Frequently Asked Questions

- Can I place any of the three permit-ready ADU plans on my property?
  - Possibly. Under Visalia's Zoning Ordinance, ADUs must meet the development standards defined in the Zoning Ordinance, which include setbacks, height, and lot coverage. Furthermore, State law requires cities to authorize issuance of a permit to build an ADU of up to 800 square feet without being subject to lot coverage requirements. Two of the pre-approved ADU plan sets offered by Visalia are below 800 square feet and are therefore exempt from lot coverage requirements.
- Can I have a Junior ADU in addition to my City approved ADU?
  - Yes. State law reads that one ADU and one Junior ADU (JADU) are permitted per lot provide that specified requirements are met. A JADU cannot exceed 500 square feet in size, and the creation of a JADU must be within the existing single-family residence or the attached garage of the existing single-family residence.
- What fees apply?
  - City plan check and inspection fees apply to every building permit issued for new construction. The following are fee estimates based on the City's fee schedule as of 2022:
    - Studio (498 sf): \$58.80 for plan check; \$519.40 for inspection
    - 1 Bedroom (490 sf): \$59.76 for plan check; \$527.88 for inspection
    - 2 Bedroom (918 sf): \$110.16 for plan check; \$973.08 for inspection
    - Solar: \$150.00 for plan check
  - Impact fees also apply to the 2 Bedroom plan only. (State law exempts any ADU less than 750 square feet in area from impact fees). Impact fees can vary greatly and can be charged proportionately based on the size of the property's primary residence. Average impact fees can run approximately \$6,000.
- What if I want to make changes to my City approved ADU?
  - The City cannot allow any changes to the permit-ready ADU, including changes to the placements of walls, doors, windows, and infrastructure. The ADU plans are being offered at a reduced plan check fee based on the City's completed review of the plans. If changes are still desired to the plans, the City would refer the property owner to the professional architect who prepared the plans. The professional may then assess the cost of preparing a revised plan based on their standard rate.
- How long does it take to get a permit?
  - A building permit application that provides all of the required site plan information and demonstrates meeting the City's development standards (i.e., setbacks) should be issued within 10 calendar days.
- Can I rent out both my ADU and my primary residence?
  - Yes, owner occupancy is not required for an ADU. However, owner occupancy is required if your property will include a JADU.
- Does the City have any funding or low-interest loans for my ADU?
  - No, however the State does provide access to various grants and funding sources which can be found at the website <https://www.hcd.ca.gov/policy-and-research/accessory-dwelling-units>.