**PLEASE ADD YOUR LETTERHEAD AND SEND EMAIL TO**

[Jessica.Matlock@sen.ca.gov](mailto:Jessica.Matlock@sen.ca.gov) **and SUBMIT TO** <https://calegislation.lc.ca.gov/Advocates/>

DATE, 2025

The Honorable Jesse Arreguín

California State Senate

1021 O Street, Suite 6710

Sacramento, CA 95814

**RE: SB 9 (ARREGUÍN) ACCESSORY DWELLING UNITS: OWNER-OCCUPANT REQUIREMENTS – SUPPORT**

Dear Senator Arreguín,

On behalf of [YOUR ORGANIZATION], I write in support of Senate Bill 9, which clarifies that all Accessory Dwelling Units (ADUs) are exempt from owner-occupancy requirements as required by AB 881 (Bloom 2020), not only those built after the law went into effect.

[OPTIONAL: INSERT BRIEF STATEMENT ABOUT WHY YOUR ORGANIZATION SUPPORTS SB 9 AND/OR HOW IT WILL IMPACT YOUR MEMBERS. IF YOU DO NOT WANT TO INCLUDE A STATEMENT, PLEASE DELETE THIS PARAGRAPH.]

Before AB 881 was enacted, many local governments required property owners to live in either the ADU or the primary home, creating a barrier to affordable ADU rentals. By eliminating this requirement, the law significantly increased ADU construction and rental opportunities. Building on this success, the Legislature passed AB 976 (Ting, 2022), which removed the sunset provisions in AB 881, permanently ensuring that property owners can continue to build and rent low-cost ADUs.

However, some local jurisdictions have interpreted the 2020 legislation to apply only to new ADUs, imposing owner-occupancy requirements on ADUs constructed prior to the legislation’s enactment. The Department of Housing and Community Development (HCD) has provided technical assistance on this matter, clarifying the provision applies broadly. This bill ensures that language is codified.

SB 9 will prevent local agencies from enforcing an owner-occupancy requirement for both proposed and existing accessory dwelling units, regardless of whether a local ordinance has been adopted in accordance with these provisions.

For these reasons, [YOUR ORGANIZATION] is proud to support SB 9 (Arreguín).

Sincerely,

[Signature]

**[Typed Name]**