

SUPPORT AB 1154 (CARRILLO):

Simplifying and Improving Standards for Small ADUs

AB 1154 will clarify rules that cover small ADUs to make it faster and easier to construct these popular and affordable types of housing.

ADUs are a relatively easy, lower-cost way to add additional homes to existing neighborhoods.

- ➔ In the last 5 years, ADUs have added more than [65,000](#) homes to California's housing supply.
- ➔ Over the last 3 years, ADUs have added over 15,000 new affordable homes to California's rental supply, including more than 4,000 affordable to low-income families.
- ➔ Due to their size, location on existing properties, and state incentives, ADUs are naturally lower-cost to build, and therefore end up more affordable to renters.

Junior ADUs (JADUs), ADUs built within a home's existing structure, are an especially creative way to turn existing spaces into more housing.

- ➔ Since JADUs are incorporated into an existing home's "building envelope," they represent an efficient and environmentally friendly way to create new housing.
- ➔ JADUs are particularly useful for providing flexibility and privacy for multi-generational households living under one roof.
- ➔ They are similar to very small (500 sq. ft. or less) "interior ADUs," but are controlled by a different section of state law.

However, current laws governing small ADUs have created confusion, discouraging the creation of small ADUs and Junior ADUs.

- ➔ Redundancies in different areas of law currently treat small ADUs in different ways depending on how they are permitted, either as a JADU or an interior ADU, even if the new home created is actually the same.
- ➔ These overlapping definitions and conflicting standards can lead to slower approvals, or on occasion, denial of legally valid projects.
- ➔ This unnecessary difference in treatment limits the flexibility these smaller homes are known for, and can create confusion for homeowners.

AB 1154 will create a shared set of standards for ADUs under 500 square feet, making it easier for homeowners to access the benefits and flexibility small ADUs can create.

Specifically, AB 1154 will:

- ➔ Remove owner-occupancy requirements for JADUs that do not share bathroom facilities with the existing structure — owner occupancy requirements have been banned for ADUs since 2020.
- ➔ Allow local jurisdictions to prohibit short-term rentals for JADUs, which aligns them with the current regulations for ADUs.