SB1069 quickly helps homeowners ease the affordable housing crisis with no subsidy. Accessory Dwelling Units (ADUs) are the only affordable housing deliverable in a year, costing less than half of new homes, in existing communities consistent with SB 375, with zero subsidy.

SB 1069 removes barriers preventing homeowners from constructing ADUs. Action by the State is necessary to remove local barriers that exist despite 14 years of State law encouraging ADUs. The bill allows ADUs by building permit in existing structures. The bill restricts utility connection fees that can double the cost of building running by as high as $10,000-75,000/unit.

Helps seniors age in place. SB 1069 helps the over 3.3 Million CA members of AARP who want an accessory dwelling so they can age in their homes and communities, retain independence, lower health care costs, and reduce institutional care that is straining the state.

UCB & UCLA document ADU benefits and need for State action. SB 1069 narrowly removes the most significant local barriers to ADUs; creates net fiscal benefits from increased property and sales taxes; improves enforceability of building codes and local laws; and reduces underutilization of existing housing-- ¾ of CA neighborhoods have more bedrooms than residents, contributing to State housing pressures.

Supported by Governor. The Governor’s 2016-17 May Revision supported SB1069 as a policy that without public subsidy “increases the availability of accessory dwelling units with expanded ministerial approval, shortened permitting timelines, reduced duplicative fees, and relaxed parking requirements”.

Endorsed by wide range of State leaders: environmental, housing, equity, poverty, senior and business advocates have united behind SB 1069 as a small step to immediately ease the housing crisis.

The Bill:
- Allows a local agency to require owner-occupancy and restrict short term rentals.
- Requires a local agency to ministerially approve an ADU within an existing structure that is safe and to code according to local officials without added parking or utility connections and fees.
- Utility fees when imposed must be proportionate to the size of the ADU.
- Sprinklers cannot be required unless required for the primary home.
- Relieves parking near transit, car share, in a historic/architecturally important district.
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