

## INTERIM POLICY GUIDANCE

### Processing Accessory Dwelling Unit/Secondary Resident permits in the Tahoe Basin portion of Placer County

March 2, 2021

TRPA supports regional and statewide goals to encourage workforce and affordable housing. As new housing laws take effect in California, questions have arisen about how accessory dwelling permits will be handled.

According to the Placer County Tahoe Basin Area Plan Memorandum of Understanding Procedural Guidelines, TRPA will issue permits for Secondary Residential Units (also known as ADUs). Secondary Residential Units are allowed in Placer County under these circumstances:

- The parcel on which the project is located is greater in size than 1 acre; or
- On any parcel zoned single-family, if the parcel is deed restricted to prohibit the secondary residence to be converted to a tourist use or utilized as a vacation rental, and is deed restricted for affordable, moderate, or achievable incomes consistent with TRPA Code Section 21.3.2.B.3.

Additional Notes and Steps for permitting an ADU in Placer County:

- Use TRPA's [Single-Family permit application](#).
- A secondary residence shall be considered a residential unit subject to the residential allocation limitations and transfer provisions (TRPA Code of Ordinances Chapter 50).
- If the parcel is located within ½ mile of an existing transit stop or a transit stop that will be existing concurrent with the completion of an approved project, then the secondary residential unit is eligible for a free bonus unit (TRPA Code of Ordinances Section 52.3.4).
- TRPA application fees for projects utilizing bonus units and that are deed-restricted affordable, moderate, or achievable are waived. There is no additional fee for the processing of the deed-restriction or bonus unit. Mitigation fees such as air quality and water quality fees still apply.
- Once applicant receives a permit from TRPA, applicant should apply for a building permit from Placer County. Placer County regulations related to the design of ADUs are on Placer County's [Accessory Homes webpage](#).

Other useful links:

TRPA [Residential Bonus Unit Fact Sheet](#), including income limits for affordable, moderate, and achievable units.

TRPA [Code of Ordinances](#).

TRPA [Mitigation Fee Schedule](#). The air quality mitigation fee for an ADU is \$3,258. Water quality mitigation fees depend on amount of coverage added and transferred.

Information on TRPA permitting rules, timing and fees, which in some instances may differ from California regulations on permitting of ADUs, can be found at:

<https://www.trpa.org/permitting/permit-applications/>