

The Accessory Dwelling Unit (ADU) Process

We are here to help you through your ADU building process. Visit the [Alameda County ADU Resource Center website](#), read our [ADU Guidebook](#), and contact the Planning Department with your questions at 510-670-5400, permitbid@acpwa.org, or in person at 399 Elmhurst Street, Suite 141, Hayward (by appointment only).



ALAMEDA COUNTY
Community Development Agency

Interested in building an ADU or JADU?

Here are some important things to keep in mind.

The Difference Between ADUs and JADUs

Junior ADUs (JADUs) are located within the existing footprint of a home, including an attached garage, and are no more than 500 square feet. **ADUs** can be attached, detached, or conversions, and up to 1,200 square feet. Both need to have their own entryways and kitchen areas, but JADUs can share a bathroom and/or have an efficiency kitchen. Both must be rented for 30 days or more—no short-term rentals like Airbnb are allowed. For JADUs, the owner must live on the property.



Permit, Connection, and Development Fees

ADUs can be charged a variety of fees that may increase from time-to-time. Fees may include:

- **Permit Fees:** May include building permit, plan review, and other planning fees. Download the [Fee Estimate Worksheet](#) to get a sense of the total permit fees for your project.
- **Park Dedication Fee:** \$5,775 flat fee for ADUs 750 square feet or more.
- **Address Assignment Fee:** \$140 due with application.
- **Other Agency Fees:** Other fees may be required by the Planning Department, Public Works, Environmental Health, and the Fire Department as well as your local school district.
- **Utility Connection Fees:** Contact your utilities for fees related to water, sewer, and electrical service.

Utilities and Special Circumstances

There may be additional requirements and fees depending on your location. If your property or project needs to address any of these common site issues, talk to staff early in the process.

- **Electric and Gas (PG&E):** New service can add time and cost and may be required, especially if you have non-standard electrical appliances like electric heating systems or water heaters. Learn more about the [PG&E process](#) and visit their [Building and Renovation webpage](#) for upgrades or new service.
- **Fire Safety:** If your property is in a Wildland-Urban Interface (WUI) Fire Severity Zone there may be additional permits and requirements. ADUs only need fire sprinklers if they are in your primary home.
- **Hillside Sites:** More detailed drawings may be required for ADUs on a hillside. If extensive grading is needed, a grading permit may be required.
- **Septic Systems:** If you have an onsite septic system, you may need additional permits. Upgrades can add time to your project and cost between \$30,000 and \$70,000. Talk to the [Department of Environmental Health](#) early on about requirements.

