

ACCESSORY DWELLING UNITS

MAXIMIZE YOUR PROPERTY WITH AN ADU



WHAT IS AN ADU

An Accessory Dwelling Unit (ADU) is a secondary housing unit on a single-family residential lot.

ADUs can be attached to the primary house like a converted garage, or unattached like a freestanding cottage. You can create an ADU from a new or existing structure.

ADUs are affordable, flexible and have the potential to increase your property's value. ADUs are an excellent way to create additional living space for multi-generational housing or can bring in extra income by renting out the unit.

THREE FLOORPLAN OPTIONS ARE AVAILABLE FREE OF CHARGE

STUDIO | 1 BATHROOM

435 SF Open Floor Plan

1 BEDROOM | 1 BATHROOM

625 SF Open Floor Plan

2 BEDROOM | 1 BATHROOM

745 SF Open Floor Plan



City of Stockton
Permit Center
offers permit ready
building plans for
ADUs!

See if our plans are right for you.
View the ADU Guide by visiting

WWW.STOCKTONCA.GOV/ADU

Floorplans are offered free of charge. Permit fees, construction costs and other outside agency fees are applicable. Actual permit fees will be calculated at the time of application submittal. The average cost of building an ADU can range from \$60,000 to \$100,000.

FACT SHEET FOR CITY OF STOCKTON ADUs

- Detached ADUs can be up to 1,200 square feet.
- Attached ADUs cannot be bigger than 50% the size of the main dwelling.
- ADUs are accessory to, and on the same property as, a single family or multi-family main dwelling.
- An ADU must have an independent outside access point without going through the main dwelling.
- An ADU, also commonly referred to as a Granny Flat or Cottage, must be built on foundation secured to the ground.
- ADUs with a floor space less than 400 square feet, but a minimum of 150 square feet, built on the same property as the main dwelling (attached or detached), may be referred to as Tiny Homes.
- ADUs are not on wheels. Living spaces on wheels are considered a recreational vehicles.
- ADUs can be rented for extra income and cannot be rented for terms less than 30 days.
- ADUs cannot be sold separate from the main dwelling.
- An ADU requires its own address.
- ADUs less than 750 square feet do not have to pay city impact fees, but may be subject to school district developer fees from appropriate school districts of where the ADU is located.
- City impact fees do not apply to ADUs that are less than 750 square feet; however, ADUs may be subject to school district developer fees, depending on the school district for the address. The fees applicable for ADUs 750 square feet or more will be determined at the time of application review.
- Property tax is required for an ADU and is determined by appraisal performed by the San Joaquin County Assessor's Office.
- Separate utility connections are not required for an ADU. If separate connections are necessary, there may be additional connection fees owed.
- City of Stockton is offering preapproved plans at no charge with three options: Studio, 1-Bedroom, and 2-Bedroom.
- ADUs built using City of Stockton preapproved plans receive expedited permit review and approval.