



2026 Fee Amendment Waiving Certain Fees for Accessory Dwelling Units

CITY COUNCIL
December 2, 2025

City Staff Representative:

Shawn Weiman, Affordable Housing Coordinator
Community Development Department

Waiver of Fees Charged for ADUs

Purpose: To present an amendment to the 2026 fee resolution indicating applicable fees are not charged for accessory dwelling units (ADUs).



Housing Strategy #3 – Promote ADUs

Gruen Gruen + Associates studied ADUs to further the strategy of promoting ADU construction and increase housing supply.

- 5 to 10 new ADUs per year are expected for the next 10 years.
- ADUs have minimal impact on city infrastructure.
- Lower build costs correlate with increased ADU construction.
- Family members of the principal dwelling's owner are likely to occupy ADUs.
- New for-rent ADUs will create housing affordable to 80% AMI and lower households.

Staff Analysis & Recommendations

- ADUs are charged nearly the same amount of fees as new principal dwellings, reaching up to \$15,000 depending on project size.
- Stormwater impact fee not charged, and when no service size change is needed, water and wastewater impact fees are not charged.
- Another nine fees were identified as candidates for waiving.

Recommended Waived Fees

1. Residential Design Standards Review	\$100
2. Residential Design Processing Fee	\$50
3. Permit Fees	Varies per project, estimated \$1,100
4. Plan Review Fee	65% of Permit Fees, estimated \$715
5. Residential Housing Electrical Inspection	\$126
6. Manufactured Housing Installation Fee	\$180, if applicable
7. Park Related Impact Fees	\$4,126
8. Transportation & Multimodal Impact Fee	\$3,638
9. General Services Impact Fee	<u>\$1,096</u>
Total (estimated)	\$11,131

Effect on Overall Cost

- A reduction of approximately 80% of what would currently be due (assuming no change in water service).
- Savings on a \$200,000 ADU would be approximately \$11,000.

Options for City Council

The City Council has four options when reviewing the 2026 fee resolution amendment request:

1. Approve the resolution approving the amendment;
2. Deny the resolution approving the amendment;
3. Approve the resolution approving the amendment with changes; or
4. Continue the item to be heard at a later, specified date.

THANK YOU

Questions?

