



FAQ - FREQUENTLY ASKED QUESTIONS

1. What is the benefit of participating in the ADU Accelerator Program?

Navigating the ins and outs of design, permits and construction isn't always as stress-free and rewarding as we might hope. The ADU Accelerator Program simplifies this process by consolidating all aspects under one trusted source at no cost to homeowners. From helping you explore financing options to providing unbiased referrals and offering lease support, we ensure that every step is covered. This streamlined approach not only makes the process easier but also saves you money on separate services, allowing you to focus your investment on other important areas of your project.

2. Am I eligible to participate if I already started my project?

Yes. You're welcome to apply and share more details to help us determine how we could assist you.

3. Should I apply if I plan to rent the unit to a family member?

If they are a member of the North Tahoe-Truckee workforce, then definitely! If not, please contact us so we can evaluate and provide more details based on your specific situation.

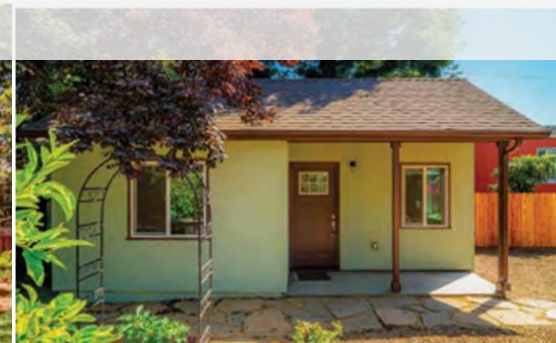
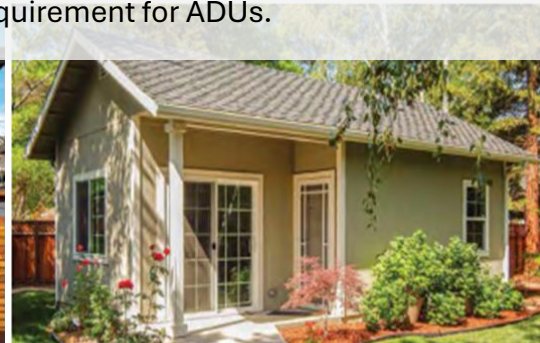
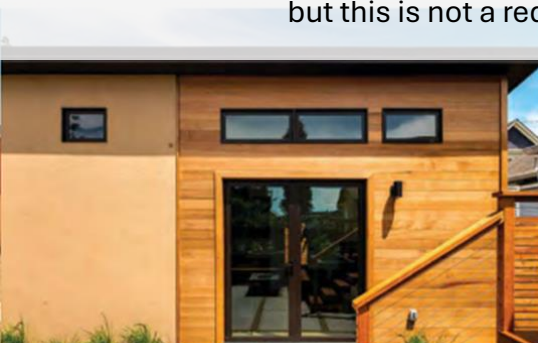
4. Should I apply if I'm in the process or would like to legalize an unpermitted ADU/JADU?

We encourage you to contact us. While our services are currently focused on newly created units, this may change in the future, and we can still provide resources to help you with the process.

5. What is the difference between an ADU and a JADU?

An accessory dwelling unit (ADU) and a junior accessory dwelling unit (JADU) are both independent living spaces that include a sleeping area, a bathroom, and kitchen. However, there are differences between them, for example:

- **Size:** JADUs are limited to a maximum of 500 square feet, while ADUs can be larger.
- **Location:** JADUs must be created within the walls of an existing home, whereas ADUs can be standalone structures, attached to the main house, converted from a detached structure, etc.
- **Bathroom:** JADUs may share a bathroom with the primary residence, while ADUs must have their own private bathrooms.
- **Occupancy:** JADUs require the property owner to occupy the main house or the unit, but this is not a requirement for ADUs.



6. Do I need to provide parking for the ADU/JADU?

JADUs do not require parking. There are parking exemptions for ADUs that are jurisdiction-specific, and we can help you determine the requirements for your property.

7. What fees should I expect to pay when building an ADU?

Generally, on top of the construction costs, you can expect to pay for design fees, permit fees, impact fees, and utility upgrades and connection fees. There could be other expenses depending on the property and type of project. As a participant in the program, you'll get an itemized list of fees, and we will help forecast the total cost expected for your project.

8. Do I need to hire a licensed professional?

Yes, hiring a licensed professional is required. Local jurisdictions offer "pre-approved" ADU plans that include floor plans, elevations, sections, and engineering, which help expedite the review process and reduce costs. However, you'll still need a local expert for site-specific design, such as placing the ADU on your property, making driveway improvements, creating walkway paths, and calculating BMPs.

You may start reviewing the pre-approved plans to see if they meet your needs. If you prefer a custom design, we can connect you with experienced local professionals or explore modular options as well.

9. Will I need separate utility connections?

An ADU is not required to provide separate utilities; however, if you'd like to keep the utility bills separate from the primary house, you'll need to provide separate connections which will result in additional costs.

10. My property is on septic and/or well, can I still build an ADU/JADU?

Yes, you can. There are specific requirements depending on which County your property is located, and we will provide resources accordingly.

11. Am I allowed to rent my ADU as a short-term rental (e.g. Airbnb)?

ADUs cannot be rented for a period shorter than 30 days. If participating in the ADU Accelerator Pilot Program, the unit must adhere to the guidelines outlined in the rental requirements.

12. Will the Tahoe Housing Hub have a say in my tenant selection?

No! Homeowners retain complete autonomy in choosing their tenants. The only requirement from the Hub is that at least one member of the household must be employed or self-employed within the TTUSD boundaries.



13. How will my property taxes change if I build an ADU?

Your property taxes will increase as all improvements are assessed at market value upon completion. However, your land and residence will not be reassessed. This is called a “blended assessment where the assessor adds the new ADU estimated value to your current assessed value. As a reminder, your property assessed value is still subject to an annual increase per the California’s property tax system.

14. How does the Assessor’s office determine the assessed value for a newly constructed ADU/JADU?

The Assessor’s office will use traditional appraisal methods based on the current economy/market. They look at the cost of construction and sales comparison methods to determine the market value of the unit. The increase in the assessed value can be greater than the construction costs but could also be less. The Assessor’s appraisal staff is the true source to help estimate the ADU assessed value. As a reminder, the assessed value of the unit is not the same as what your property improved market value will be.

- ❖ [Link to Placer County Assessor’s Page](#)
- ❖ [Link to Nevada County Assessor’s Page](#)

