



FAQ - Frequently Asked Questions

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

Navigating the ins and outs of regulations, applicable fees, design, permits and construction can be overwhelming. 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. Does the program offer any financial incentives?

Currently, the program's primary incentive is the free technical support available from initial planning through project completion. If additional financial incentives become available, we will promptly notify all applicants. If new incentives are introduced after you've begun working with us, you will still be eligible to take advantage of them.

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

Yes, you are absolutely eligible to participate even if your project is already underway. Our support is designed to be flexible and can be integrated at any stage - whether you're in the early planning phases, working on design, or preparing for construction. Projects often evolve, so no matter where you are in the process, you can take advantage of our resources and guidance to improve efficiency, streamline execution, and ensure the best possible outcomes.

4. 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.

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

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

6. 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.

7. Do I need to provide parking for the ADU or 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.

8. 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.

9. Do I need to hire a licensed professional?

Yes, hiring a licensed professional is required. Local jurisdictions offer "pre-approved" ADU plans for detached units that include floor plans, elevations, sections, and engineering, which help expedite the review process a little and reduce some 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, but if your project is an addition, conversion, or you prefer a custom design, we can connect you with experienced local professionals and explore prefabricated options as well.

10. 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.

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

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

12. 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 program's rental requirements.

13. 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 Tahoe Truckee Unified School boundaries.

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

Your property taxes will increase as any property 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.

15. How does the Assessor’s office determine the assessed value for a newly constructed ADU or 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 ADU is not the same as an appraisal value, or property improved market value.

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