



ACCESSORY DWELLING UNITS (ADU's)

Accessory dwelling units are becoming more popular as an option to accommodate multi-generational living and/or provide lower cost rental units in urban and suburban settings. However, there are some notable costs associated with the development of these units. Anyone considering construction of an accessory dwelling unit should be aware that accessory dwelling units are required to obtain building permits and pay fees for their proportional impacts to various City facilities such as parks, streets, drainage, etc. These fees may vary depending upon the size of the accessory dwelling unit as well as where in the City it is located. In addition, there may be fees payable to the applicable School District, Sewer District, and Water Agency that must be paid prior to issuance of a building permit.

If you would like additional information regarding fees associated with Accessory Dwelling Units, please see below for the applicable fees and/or contact the applicable agency to discuss your proposal.

- Rocklin Building Division 916-625-5120
- South Placer Municipal Utility District 916-786-8555
- Placer County Water Agency 530-823-4850
- School District**
Rocklin Unified School District/916-624-2428
Loomis Union School District/916-652-1800
Placer Union High School District/530-886-4400

**Properties located west of Sierra College Boulevard are generally in the Rocklin Unified School District, properties located east of Sierra College Boulevard are generally in the Loomis Union School District (elementary) and the Placer Union High School District.

HOW IMPACT FEES ARE CHARGED ON ACCESSORY DWELLING UNITS

All impact fees must be charged in accordance with the Fee Mitigation Act, which requires fees to be proportional to the actual impact. Senate Bill 13 amended Government Code Section 65852.2 by eliminating impact fees for accessory and junior accessory dwelling units less than 750 square feet in size. The impact fees for an accessory dwelling unit of 750 square feet or more shall be charged using the single family dwelling unit rate proportionately in relation to the square footage of the primary dwelling unit.

For example, the current City Traffic Impact Fee for an accessory dwelling unit would be calculated as follows:

Proposed Accessory Dwelling Unit Size: 1,000 square feet
Primary Dwelling Unit Size: 3,000 square feet
Primary Dwelling Unit Fee: \$3,774 per dwelling unit equivalent
Fee Calculation:
 $\$3,774 / 3,000 = \1.258 per square foot
 $\$1.258 \times 1,000 = \$1,258$

For accessory dwelling units that utilize existing interior habitable space, the primary dwelling unit size for fee calculation will be the primary dwelling unit square footage prior to the establishment of the accessory dwelling unit.

The following impact fees will be due at time of building permit issuance (for accessory dwelling units of 750 square feet or more) based on the fees that are in effect at time of the building permit application date, and would be calculated using the same methodology:

Citywide

- Community Park Fee
- City Park Development Fee
- City Traffic Fee
- Construction Tax
- *Public Facilities Impact Fee
- Drainage Fee
- Highway 65 Fee
- Placer County Impact Fee
- SPRTA Fee

*If the construction tax is higher, there is no Public Facilities Impact Fee Due. If the construction tax is lower than the Public Facilities Impact Fee, the difference would be collected as the Public Facilities Impact Fee.

Northwest Rocklin Area (additional impact fees)

- Northwest Rocklin Community Park Fee
- Whitney Interchange Fee
- Northwest Rocklin Sewer Trunk Line Fee

Note: The Citywide Community Park Fee and City Park Development Fee are not collected in the Whitney Ranch portion of the Northwest Rocklin Area.

Whitney Oaks (additional impact fee)

- Whitney Oaks Park Fee

Please refer to the City Fee Schedule at the following City website link for specific fee amounts and the applicable fee district: <https://www.rocklin.ca.us/pod/fee-schedule>