

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 somewhat depending upon the size of the accessory dwelling unit and where in the City it is located. Fees are updated from time to time, however as an example in August 2019 the City building permit and impact fees applicable to a fairly typical 768 square foot Accessory Dwelling Unit came to a total of \$12,424.24. 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 ARE IMPACT FEES CHARGES 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.

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>

The following impact fees will be due at time of building permit issuance based on the fees that are in effect at time of the building permit application date:

Citywide	
Fee	Rate
Community Park Fee	Multi-Family Residential
City Park Fee	Second Unit
City Traffic Fee	Multi-Family Residential
Construction Tax	Single Family
*Public Facilities Impact Fee	Multiple Family
Drainage Fee	Residential: More than 4 dwelling units per acre
Highway 65 Fee	Apartment
Placer County Impact Fee	Multi-Family Dwelling
SPRTA Fee	Apartment

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

Northwest Rocklin Area (additional impact fees)	
Fee	Rate
Northwest Rocklin Community Park Fee	Whitney Ranch – PD20
Whitney Interchange Fee	SRI LLC – PD20
Northwest Rocklin Sewer Trunk Line Fee	Residential
The Citywide Community Park Fee and City Park Fee are not collected in the Northwest Rocklin Area	

Whitney Oaks (additional impact fee)	
Fee	Rate
Whitney Oaks Park Fee	\$ 500.00