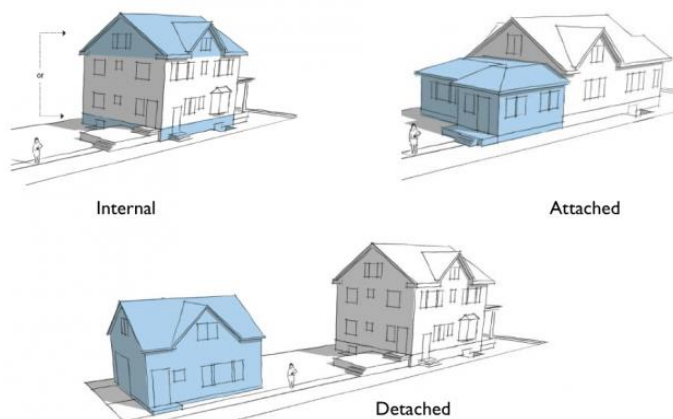


The City of Gonzales would like you to consider building an additional residential unit called an Accessory Dwelling Unit (ADU). These are built as a separate unit or attached to the primary dwelling.

### What is an ADU?

ADUs are second units that are built on the same lot as a single-family home and can only be built in the Gonzales residential districts and not in commercial, industrial or mixed-use districts. ADUs can be built as separate, detached units, or as extensions or additions to an existing home.

Detached units are built in the back yard. Units attached to the primary dwelling could be in the back yard, or if space allows, in the side yard.



There is also the option to convert a garage space or build a second story to an existing garage. Anything you build will require a Building permit and that means your plans will be evaluated by professional plan checkers who work for the City to verify that construction will meet the minimum state construction standards.

### Why build a second unit?

ADUs benefit homeowners by allowing them to collect rental income, or by providing a space for relatives to live. Because these units are small they will necessarily be a cheaper form of housing. If you are hiring a contractor to build you can anticipate paying up approximately \$200 per square foot – i.e., a 500 square-foot ADU could cost \$100,000, inclusive of engineering and design costs, but not including Gonzales Building fees that are based on project value (discussed below).

### Getting a permit to build an ADU from the City of Gonzales

Building permits can be started by completing a permit online or at City Hall, 147 Fourth Street. It is most common that contractors will complete this permit. Alternatively, as an “owner-builder”, you can file the Building permit. An owner-building attempting to do their own work will be questioned by City staff about some types of work. Any use of contractors for work exceeding \$500 or more in value will require a current State Contractor’s License. Note that an electrical contractor is not allowed to do plumbing work unless said contractor also has a State of California plumbing contractor license. Work conducted without permits and correct licensing may be cause for the City to require that all work cease until matters are resolved with your contractors. Therefore, it is advisable that you understand clearly what you are doing. A simple rule of thumb is to not have anyone conduct work on your home or property related to electrical, plumbing, framing, concrete, etc., if that work to be conducted on your property has a value of \$500 or more, **UNLESS** that person has a current State Contractor’s License. City staff will check with the Contractors State License Board (<https://www.cslb.ca.gov/>) to verify that a contractor is in good standing with the State. The City takes this verification seriously for the City does not want shoddy construction that can potentially create health and safety issues that might affect the property owner, neighbors or the community.

### Fees

The City charges a Building Permit fee for all construction. The fee is based on the value of the project and depending on the complexity of a project may take up to two weeks for plan review. Also, the City does not charge Development Impact Fees for ADU’s. You can download the permit online at: <https://tinyurl.com/tsp4drg>