

Building an Accessory Dwelling Unit (ADU) or Junior ADU (JADU) in Vallejo

Invest in your family and community by building an ADU!

From space for your loved ones to building your retirement through renting, an ADU will grow with you and your family over time.



Housing Family like adult children, parents or loved ones with special needs.



A Home as You Age for caregivers or aging adults who want to downsize.



Rental income for retirement, savings or a rainy day.



Property value and future sales price increase with an ADU.



Extra Hands on your property can be helpful for upkeep, daily tasks and more.



Housing community from workers to young families looking for a local home.

What is an ADU?

ADUs come in many shapes and sizes but are always a self-contained home that is legally part of the same property.

Both ADUs and JADUs must have their own entryway and be at least 150 square feet in size. Both must be rented for 30 days or more—no short-term rentals are allowed.

ADUs can be attached or detached and may be brand-new construction or converted from existing buildings or structures. ADUs can be up to 1,200 square feet and must have their own bathroom and a full kitchen. Shared walls and floors must have a fire-resistance rating of one hour in non-sprinklered buildings and one-half hour in sprinklered buildings.

JADUs are conversions no more than 500 square feet, located within an existing home (including an attached garage). JADUs can share a bathroom with the main home and need at least a sink, a counter, and smaller appliances. The owner must live in the main home or the JADU.



City of Vallejo

Planning and Building Services Department | 555 Santa Clara Street, Vallejo, CA. 94590

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ADU Types

JADUs and internal conversions usually cost less to build.



Detached

A new freestanding structure separate from the main home (may be site-built or prefab/modular – see below).



Attached

A new structure (may include converted space) sharing at least one wall with main home.



Multifamily

A detached, attached, or conversion ADU on a multi-family property (duplex, triplex, apartment building).



Conversion

Converted existing space in the main home or on the property (bedroom, basement, garage, other buildings).



JADU

A smaller conversion within the main home or attached garage, up to 500 square feet with at least an efficiency kitchen.



What's Not an ADU?

RVs, tiny homes on wheels, yurts, and storage structures are NOT considered accessory dwelling units.

Construction Types



Site-built

Traditional construction, highly customizable and built on-site. Also known as “stick-built.”



Prefab/modular

Partially or mostly built in a factory, then shipped to your property and assembled or placed on a foundation. Also known as “manufactured.”



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Overview of Building an ADU



Step 1: Get Started (1-3 months)

- **Think about what you want** and your goals and concerns.
- **Look for inspiration** on the [Solano ADU](#) website and view floorplans and photos.
- **Make an informal sketch** of your property with property lines, buildings, trees.
- **Estimate costs** and explore possible financing options using the [Solano ADU](#) website.



Step 2: Learn the Rules (1-3 months)

- **Gather basic information** including your property's assessor's parcel number (APN), lot size, zoning, and special zones (flood, seismic, fire districts, etc.).
- **Learn the rules** and what you can build on your property based on [VMC Chapter 16.303](#).
- **Meet with planning staff** at City Hall to understand any rules that may apply to your ADU.
- **Adjust your budget** as needed and create a plan for financing your project.



Step 3: Design Your ADU (1-6 months)

- **Hire professionals** like an architect, designer or licensed contractor.
- **Create your initial design** and discuss it with planning staff. Make revisions as needed.
- **Finalize your design** for permitting. Your architect, designer, or contractor will help.



Step 4: Apply for Building Permits (1-6 months)

- **Prepare your [building permit application](#)** and all required [submittal materials](#) if your ADU is 800 square feet or less. For ADUs over 800 square feet, you must obtain Planning Division approval before submitting a building permit application.
- **Submit your building permit application** to the Building Division and pay initial fees. Applications can be submitted through [eTRAKiT](#) or in person at City Hall.
- **Review and respond to plan check comments.** Revise your application if needed, then resubmit it to the Building Division. Once approved, pay any remaining fees and pick up your building permit.
- **Apply for an address** by contacting Public Works at (707) 648-4315.



Step 5: Construct Your ADU (6-12 months)

- **Ensure all funding is in place** before you start construction.
- **Monitor construction** by checking in regularly with your contractors, making decisions about materials as needed, and ensuring inspections are moving along.
- **Schedule inspections** throughout construction. Building inspections can be scheduled through [eTRAKiT](#) or by using the City's interactive voice response (IVR) system at (707) 648-4384. Your contractor will do this for you.



Step 6: Move In

Once your ADU has passed the final inspection it's ready for move-in!

ADU Building Process: A Step-by-Step Guide

We are here to help you through your ADU building process. Learn more about each step on the following pages and reach out to us with your questions. **Contact information** is provided at the end of this handout.

Financing your ADU

Your budget is one of the most important parts of your ADU project. Before you start planning, think about the overall costs. A very rough placeholder for you to use is \$250 to \$350 per square foot, including construction and other costs (design, permitting, etc.). The real number can vary widely and depends on many factors. Keep in mind any initial estimates are likely to change and you can't know specifics until you talk to your professional team (designer, contractor, etc.). Regardless of how much you spend, an ADU is a great investment for your property and your family. The extra space provides flexibility over the years, and rental income and increased property value puts cash back in your pocket.

CAL HFA Grants

The [California Housing Finance Agency \(CalHFA\)](#) offers grants of up to \$40,000 to eligible low- and moderate-income homeowners to help cover pre-development costs for ADUs, such as impact fees, site prep, and design. Funding is limited and made available during specific application windows throughout the year.

Step 1: Get Started

Building an ADU can be overwhelming. Reach out for project assistance early on and throughout the process.

There are several resources to support you:

- [Solano ADU Website](#): A step-by-step guide for building an ADU in Solano County cities.
- [ADU Summary Sheet](#): A handout summarizing Vallejo's ADU-related regulations.
- [ADU Finance Guide](#): A guide for homeowners to better understand the many options for financing the construction or legalization of an ADU.
- [Symbium Build](#): A free, online tool to help you figure out if an ADU makes sense for you.



Step 2: Learn the Rules

Learn what you can build on your property. City staff is here to help. Email Planning Division staff or meet with them in person.

ADU Rules and Regulations

According to state law, you can build up to an 800-square-foot ADU if it meets basic requirements – such as 4-foot side and rear setbacks and a maximum height of 16 feet. No space behind or beside your main home? You can even place it in the front yard. For more details, refer to the [ADU Summary Sheet](#).



Here are a few key rules to keep in mind when planning your ADU:

- **Rentals:** Short-term rentals (less than 30 days) are prohibited.
- **Sale:** Selling an ADU separately from the main home is not allowed in Vallejo.
- **Homeowner Associations (HOAs):** HOAs cannot prohibit or unreasonably restrict ADUs. They may require certain standards but may not prohibit renting an ADU.
- **JADUs:** JADUs cannot be sold separately, and the property owner must live either in the main home or the JADU. Owners must also complete a deed restriction and record it with the [Solano County Clerk Recorder](#).



Utilities and Special Circumstances

- **Utilities:** ADUs converted from existing space and JADUs do not require connection fees or capacity charges, unless the unit is built alongside a new single-family home. Even when new connections are not required, homeowners may be required to upsize service and/or meters to meet capacity requirements. New electric and gas connections or electrical upgrades can add time and cost. Reach out to your utility providers early in the process to find out about connection fees and timelines.
- **Soils Report:** A soils report is generally required for all new construction, though some exceptions may apply. Building Division staff can help confirm what's required for your project.
- **Fire Safety:** Common walls between dwelling units must have a fire-resistance rating of one hour in non-sprinklered buildings and one-half hour in sprinklered buildings. Fire sprinklers are required for ADUs only if they are required for the primary residence. Please consult Building Division staff to determine if any modifications are necessary.
- **Energy Code:** New, detached ADUs are generally required to include solar energy systems. This requirement does not apply to ADUs that are less than 500 square feet or where the system would generate less than 1.8 kilowatts.
- **Flood or Hazard Zones:** Hazard requirements depend on property elevation and location. Talk to Public Works staff early to find out if additional requirements are needed for your project.
- **Historic Preservation:** Additional standards may apply if your property is historic. Check with Planning Division staff to find out if your property qualifies and what rules apply. These standards do not apply to ADUs that are up to 800 square feet, 16 feet tall, and have 4-foot side and rear setbacks.

Step 3: Design Your ADU

We strongly recommend hiring a professional architect/designer and contractor to help you through the process.

An ADU is a big project and mistakes can be costly. Working with professionals is often the key to making sure your ADU meets building codes and standards. A professional may also help you get your ADU permits approved more quickly.

Garage Conversions

Homeowners can convert legally built structures (garage, barn, art studio) into an ADU.

JADUs can be converted from an attached garage (but not detached). If you demolish your garage or other enclosed structure and build an ADU in its place, the ADU can be in the same footprint if it's the same size and height of the structure it's replacing. Demolition permits for an existing detached garage can be processed at the same time as the ADU. Garage conversion ADUs will require moisture barriers and other design elements to meet building codes.

Consider Pre-Fabricated ADUs!

Pre-fabricated (pre-fab) or modular ADUs are a great option for many homeowners.

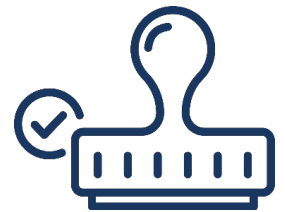
These units are built off-site and delivered to your property, which can help reduce construction time and limit disruptions. Pre-fab ADUs often come with pre-approved plans that meet state and local building codes, making the permitting process faster and easier. Consider asking your designer or contractor about pre-fab ADUs – or explore companies that specialize in factory-built options.

Step 4: Apply for Permits

Meet with the City

Staff can help identify issues before you submit your application.

Once your ADU plans are finalized, check in with Building Division staff to ensure you are submitting a complete application. Submittal requirements are outlined in the Building Division's [Application Submittal Checklist](#) for ADUs and JADUs. You should also contact the agencies that provide essential services – such as water, sewer, gas, and electricity – to find out if their requirements could affect your design, costs, or project timeline. Contact information for these utility providers is included at the end of this handout.



Review Process

The ADU permitting process can be complex, so reach out to staff if you need help.

The review process begins when your designer or contractor submits your application materials to the City.

- **Zoning Compliance Review:** If your ADU is over 800 square feet, you must first apply for zoning compliance review with the Planning Division before submitting a building permit application to the Building Division. Applications for zoning compliance review can be submitted through [eTRAKiT](#) or in person at City Hall.
- **Building Permit Application:** If your ADU is 800 square feet or less, you may submit a [building permit application](#) and all [submittal requirements](#) directly to the Building Division. Building permit applications can be submitted through [eTRAKiT](#) or in person at City Hall.
- **Plan Check:** Once a complete building permit application is received, it will be routed to the Building, Planning, Public Works, Water, and Fire Prevention Departments, as well as the Vallejo Flood and

Wastewater District (VFWD), for review. You can expect an initial review turnaround of 4–6 weeks, with 2–4 weeks for resubmittals.

ADU Project Fees

ADUs can be charged a variety of fees from the City, State, and other agencies.

These include permitting, development impact, and utility fees. Some fees are fixed, while others depend on the specifics of your project. Development impact fees help fund community infrastructure but are not charged for ADUs under 750 square feet. Note that many of the fees are set by outside agencies, not the City. Be sure to speak with Building Division staff and utility service providers to understand which fees apply to your project. Many fees are updated annually. The fees listed in the following table apply to new construction ADUs only. Some fees may not apply to garage conversions or JADUs.

Fee Type:	Fee Amount or Calculation (for Fiscal Year 25-26):
Building Permit Application Processing Fee	<ul style="list-style-type: none"> • \$38.00
Building Permit Fee	<ul style="list-style-type: none"> • \$253.09 for project valuations of \$1.00-\$2,000 • \$253.09 for project valuations of \$2,001-\$25,000 • \$733.74 for project valuations of \$25,001-\$50,000 • \$1,149.95 for project valuations of \$50,001-\$100,000 • \$1,566.40 for project valuations of \$100,001-\$500,000 • \$5,115.77 for project valuations of \$500,001-\$1,000,000 • \$8,390.31 for project valuations of \$1,000,001 or more
Life Safety Plan Review Fee	<ul style="list-style-type: none"> • 70% of Building Permit Fee
Mechanical Permit Fee	<ul style="list-style-type: none"> • 25% of Building Permit Fee
Electrical Permit Fee	<ul style="list-style-type: none"> • 20% of Building Permit Fee
Plumbing Permit Fee	<ul style="list-style-type: none"> • 30% of Building Permit Fee
CalGreen Building Standards Review Fee	<ul style="list-style-type: none"> • 10% of Building Permit Fee
Title 24 Energy Conservation Review Fee	<ul style="list-style-type: none"> • 10% of Building Permit Fee
County Public Facilities Development Impact Fee	<ul style="list-style-type: none"> • \$4,536/unit • Does not apply to ADUs less than 750 square feet
Vallejo City Unified School District Development Impact Fee	<ul style="list-style-type: none"> • \$2.24/square foot. • Does not apply to ADUs less than 500 square feet.
Planning Fee	<ul style="list-style-type: none"> • \$862.88

Fee Type:	Fee Amount or Calculation (for Fiscal Year 25-26):
Engineering Fees	<ul style="list-style-type: none"> • \$162.09/hour for plan review by Assistant Civil Engineer • \$4.86/hour for permit coordination by Assistant Civil Engineer • \$6.48/hour for tech surcharge by Assistant Civil Engineer
Fire Fees	<ul style="list-style-type: none"> • \$447.90 for review of site plans between 1 to 5,000 square feet • \$671.86 for review of site plans 5,001 square feet or more
Construction & Demolition Debris Fee	<ul style="list-style-type: none"> • \$693.77
California Building Standards Fee	<ul style="list-style-type: none"> • \$1.00 for project valuations of \$1.00-\$25,000 • \$2.00 for project valuations of \$25,001-\$50,000 • \$3.00 for project valuations of \$50,001-\$75,000 • \$4.00 for project valuations of \$75,001-\$100,000 • \$1.00 for each additional \$25,000 in valuation
State Strong Motion Instrumentation Program Fee	<ul style="list-style-type: none"> • \$13.00 per \$100,000 valuation (\$0.50 minimum)
Permit Streamlining Surcharge	<ul style="list-style-type: none"> • 3% of Building Fees + 3% of Planning Fees + 3% of Engineering Fees
Technology Surcharge	<ul style="list-style-type: none"> • 4% of Building Fees + 4% of Planning Fees + 4% of Engineering Fees
General Plan Update Surcharge	<ul style="list-style-type: none"> • 5% of Building Fees + 5% of Planning Fees
VFWD Sanitary Sewer Capacity Charges for ADUs on Mainland	<ul style="list-style-type: none"> • \$1,770/unit (ADUs between 501-599 square feet) • \$2,120/unit (ADUs between 600-699 square feet) • \$2,475/unit (ADUs between 700-799 square feet) • \$2,835/unit (ADUs between 800-899 square feet) • \$3,185/unit (ADUs between 900-999 square feet) • \$3,540/unit (ADUs 1,000 square feet or more)
VFWD Sanitary Sewer Capacity Charges for ADUs on Mare Island	<ul style="list-style-type: none"> • \$2,060/unit (ADUs between 501-599 square feet) • \$2,465/unit (ADUs between 600-699 square feet) • \$2,880/unit (ADUs between 700-799 square feet) • \$3,290/unit (ADUs between 800-899 square feet) • \$3,700/unit (ADUs between 900-999 square feet) • \$4,110/unit (ADUs 1,000 square feet or more)
VFWD Plan Review Fee	<ul style="list-style-type: none"> • \$525 (includes up to 3 plan reviews)
New Address Application Fee	<ul style="list-style-type: none"> • \$790.25

Unpermitted ADUs

If you constructed an ADU without permits, you may want to consider legalizing it.

Doing so can reduce liability and risks to occupants, increase property value, and provide peace of mind. Reach out to Planning Division staff for assistance and to learn more. No fines or enforcement will result from reaching out. Owners can request a delay of citations for unpermitted ADUs, as long as there are no safety issues, until the year 2030. An unpermitted ADU built before 2020 can be legalized, even if it is in violation of building standards, state ADU Code, or local ADU ordinances, unless the ADU is deemed substandard or there is a health and safety hazard.

Step 5: Build Your ADU

Hiring your Contractor

The [California Department of Consumer Affairs](#) can help you find a contractor. They have resources on hiring, checking license status, negotiating a clear contract, and resolving disputes. Before you hire your contractor, make sure to check their license and insurance. You can verify their license by calling the Contractors' State License Board at (800) 321-2752 or checking their [website](#). Your contractor will complete skilled construction work and manage the construction process, like hiring subcontractors, coordinating construction and inspections, and troubleshooting delays and changes.



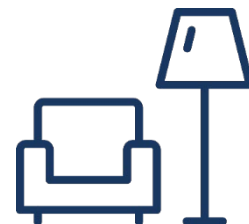
Building Inspections

Your ADU will need to be inspected through each phase of construction to ensure it is being built according to the approved plans and California Building Standards Code. Inspections can be scheduled through [eTRAKiT](#) or by using the City's IVR system at (707) 648-4384. Your contractor will do this for you.

Step 6: Move-In

Certificate of Occupancy

Once you have passed all final inspections, your signed inspection card will serve as your Certificate of Occupancy. With your signed inspection card in hand, your ADU is ready to move in—congratulations!



Understand Rental Laws

You will need to understand all the laws related to being a landlord, especially around discrimination. For an overview of state laws, review [California Tenants: A Guide to Residential Tenants' and Landlords' Rights and Responsibilities](#), published by the California Department of Consumer Affairs.

Contact Information

We are here to help you through the ADU building process!

If you need assistance or have any questions, please contact Planning Division staff or visit them at City Hall. To look up general property information, you can use the City's [zoning map](#) and Solano County's [parcel viewer](#).

Topic Area	Contact Information
Zoning	Planning Division Website: https://tinyurl.com/vallejoplanning Phone: (707) 648-4326 Email: planning@cityofvallejo.net In person: Vallejo City Hall (2 nd Floor, 555 Santa Clara Street) Monday-Thursday, 9:00 AM – 12 PM and 1:00 PM – 3:00 PM.
Building Permits	Building Division Website: https://tinyurl.com/vallejobuilding Phone: (707) 648-4522 Email: building.division@cityofvallejo.net In person: Vallejo City Hall (2 nd Floor, 555 Santa Clara Street) Monday-Thursday, 9:00 AM – 3:00 PM.
Addressing	Public Works Department Website: https://tinyurl.com/vallejopw Phone: (707) 648-4433 Email: alison.hughes@cityofvallejo.net
Water Service	Water Department Website: https://tinyurl.com/vallejowater Phone: (707) 648-4307 Email: vallejo.water@cityofvallejo.net
Wastewater	Vallejo Flood & Wastewater District Website: www.vallejowastewater.org Phone: (707) 644-8949 Email: admin@vallejowastewater.org
Electricity & Gas	Pacific Gas & Electric (PG&E) Website: www.pge.com Phone: 1-877-660-6789
Trash & Recycling	Recology Vallejo Website: www.recology.com/recology-vallejo Phone: (707) 552-3110



Accessory Dwelling Unit (ADU) Summary Sheet



Statewide Exemption ADU:

No development standards shall be applied that would prohibit up to an 800 square foot ADU that is no more than 16 feet in height with 4 foot side and 4 foot rear setbacks to be constructed in compliance with all other local development standards.

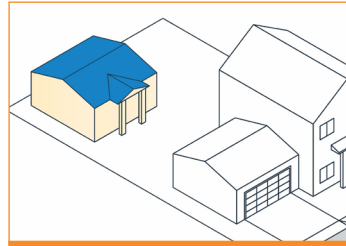
ADUs on Lots with a Single-Family Dwelling

Types of ADUs Allowed

Attached (created as an addition to an existing home); Detached (free-standing structures); and Interior/Conversion (created within a new or existing home including "garage conversions").



Attached



Detached



Interior/Conversion

Size:

- **Attached/Interior/Conversion:** 50% of the living area of the primary dwelling unit or 1,200 square feet, whichever is less.
- **Detached:** 1,200 square feet max.

Height:

- **Attached:** 25 feet max.
 - **Detached:** 16 feet.
- Height exceptions may be granted if the requirements in [Government Code Section 66321\(b\)\(4\)](#) are met.

Setbacks:

- **Front:** 15 feet
- **Side:** 4 feet
- **Street Side:** 4 feet
- **Rear:** 4 feet

No setback shall be required for an ADU or JADU created within an existing living area or accessory structure, or for an ADU that replaces an existing structure, provided that the new construction is in the same location and maintains the same dimensions (footprint, height, and volume) as the existing structure.

An ADU up to 800 square feet may be constructed within the front yard setback if physically infeasible to construct on other areas of the lot while maintaining the required setbacks.

Number of ADUs: Per Government Code section [66323\(a\) and \(b\)](#), a total of three (3) ADUs may be developed on a single-family property: One ADU within the converted space of a proposed or existing single-family dwelling or accessory structure, one JADU within the proposed or existing space of a single-family dwelling or accessory structure, and one newly constructed detached ADU.

Entrance: Converted ADUs (attached or interior/conversion) must have exterior access and setbacks for fire and safety when accompanied with the proposed or existing single-family dwelling.

Residential Development: A residential dwelling must already exist on the lot or shall be constructed on the lot in conjunction with the construction of the ADU.

Fire Sprinklers: ADUs are not required to provide fire sprinklers if they are not required for the primary residence. Constructing an ADU does not trigger a requirement for fire sprinklers to be installed.

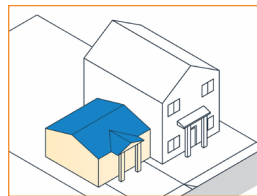
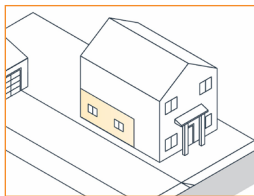
Parking: One (1) off-street parking space is required per ADU, except if one or more of the following circumstances exist:

- The ADU is within 0.5-mile walking distance of public transit.*
- The ADU is within an architecturally and historically significant historic district.
- The ADU is part of the existing primary unit or an existing accessory structure.
- On-street parking permits are required but not offered to the occupant of the ADU.
- There is a car share vehicle located within one block of the ADU.
- When a permit application for the ADU is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the ADU or the parcel satisfies any other criteria listed in Government Code section [66322\(a\)\(1\)-\(5\)](#).

***Public Transit:** A location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public, in accordance with [Government Code section 66313\(m\)](#).

Junior Accessory Dwelling Units (JADU)

JADUs are small, quasi-independent dwellings that must be located within an existing single-family home (for example, an attached garage).



- **Size:** 500 square feet max.
- **Entrance:** Must have an independent exterior entrance.
- **Kitchen:** Must have a kitchen or efficiency kitchen.
- **Parking:** No additional parking is required.

- **Rental:** Cannot be rented for less than 30 days.
- **Bathroom:** May feature an independent bathroom or a shared bathroom with the primary bathroom. A JADU shall also provide an interior entry into the main living area if the JADU does not provide its own independent bathroom.

ADUs on Lots with a Multi-Family Dwelling

Types of ADUs Allowed:

There are two types of multifamily ADUs: Detached (free-standing structures); and Interior/Conversion (created by converting existing nonresidential space).

Number of ADUs:

- **Detached ADUs:** Up to two (2) detached ADUs from a proposed multifamily dwelling, or up to eight (8) detached ADUs from an existing multifamily dwelling, not to exceed the number of existing units on the lot.
- **Interior/conversion ADUs:** Minimum one (1) or up to 25% of existing primary units.

Size:

- **Detached:** 1,200 square feet max.
- **Interior/Conversion:** 1,200 square feet or up to 50% of the floor area of the existing primary dwelling, whichever is less.

Setbacks, Detached:

- **Front:** 15 feet
- **Side:** 4 feet
- **Street Side:** 4 feet
- **Rear:** 4 feet

Height, Detached:

- **One-Story:** 16 feet
- **Multi-Story:** 18 feet

Height exceptions may be granted if the requirements in Government Code Section [66321\(b\)\(4\)](#) are met.

Other Standards: ADUs shall comply with all applicable base zone district objective development standards, including lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, regardless of whether the ADUs are located on lots with single family or multifamily dwellings unless the application of any one or more of these standards precludes the construction of at least a Statewide Exemption ADU.

Answers to Common ADU Questions

- 1. Do I have to live on the property?** If the property has a JADU the property owner shall be required to reside in either the JADU or the primary dwelling unit.
- 2. Can I rent the ADU/JADU separately from the main home?** Yes. ADUs/JADUs cannot be rented for less than 30 days.
- 3. Can I rent an ADU/JADU as a vacation rental?** ADUs/JADUs shall be rented for a minimum term of more than 30 days.
- 4. If I convert my garage to an ADU, will I be required to replace those parking spaces on site?** No, replacement of off-street parking space is not required when an ADU is created through the conversion or demolition of a garage, carport or covered parking structure.
- 5. Can the ADU have separate utility meters?** Yes.
- 6. Is owner occupancy required?** No, for ADUs. Yes, for JADUs. The owner must reside in either the remaining portion of the primary residence or in the newly created JADU.
- 7. Do I have to pay an impact fee?** Payment of an impact fee is only due if your ADU is 750 square feet or greater. The fee is charged proportionately in relation to the fee for a primary home.
- 8. Can I construct a new house and an ADU at the same time?** Yes. However a Certificate of Occupancy will not be granted for the ADU until the new house is completed.

- 9. Can my HOA prevent me from building an ADU?** No. An HOA may only apply "reasonable restrictions" under [California Civil Code Section 4751\(b\)](#) and [Civil Code Section 714.3\(b\)](#).
- 10. Will my property taxes increase if I build an ADU?** Yes. Under Proposition 13 the County Assessor will appraise the new construction at fair market value.
- 11. How long does it take to get a permit?** ADU applications are approved ministerially and shall be reviewed within 60 days of submittal of a complete building permit application.

Other Resources

- [Solano ADU](#)
- [California Government Code Title 7, Division 1, Chapter 13](#)
- [HCD ADU Handbook](#)

Additional Questions?

Contact the Planning Division:

Email: Planning@cityofvallejo.net

Phone: 707-648-4326