



Recommendation for Implementing Accessory Dwelling Unit Fees

NapaSan
Board of Directors Meeting
June 21, 2017

Policy Questions

How should NapaSan charge capacity charges to ADUs?

How should NapaSan charge annual sewer service charges to ADUs?



June 7th Options

1. Treat ADU similar to new apartments
2. Set fees based on sq. ft.
3. Set fees based on fixture unit counts
4. Set fees based on ADU's size compared to main residence
5. Slightly modify NapaSan Code
6. No change to NapaSan Code



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Definitions

- **Accessory Dwelling Unit (ADU)** – shall mean a small dwelling unit that is attached or detached from the single family dwelling unit (the Principal Dwelling Unit) that provides complete independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel that the single-family dwelling is situated. An ADU is available for rent and is not intended for sale separate from the principal dwelling unit. This definition is intended to be consistent with the City of Napa definition for Accessory Dwelling Units.
- **Attached Accessory Dwelling Unit** – shall mean an Accessory Dwelling Unit that is constructed and contained within the existing space of the single-family residence or accessory structure and has an independent exterior access from the existing residence.
- **Detached Accessory Dwelling Unit** – shall mean an Accessory Dwelling Unit that is constructed either to expand the footprint of the existing single-family residence or accessory structure, or to be a new accessory structure on the parcel.

Policy Option

2. Set Fees Based on Sq. Ft.

Square Feet	Capacity Charge	
	Junior and Attached ADU	Detached ADU
0-499	0	0
500-599	0	0.5 of EDU
600-699	0	0.6 of EDU
700-799	0	0.7 of EDU
800-899	0	0.8 of EDU
900-999	0	0.9 of EDU
1,000+	0	1.0 of EDU

Policy Option

2. Set Fees Based on Sq. Ft.

Square Feet	Sewer Service Charges	
	Constructed in existing finished space	Detached ADU or constructed in unfinished space
0-499	0	50% of SSC
500-599	50% of SSC	50% of SSC
600-699	60% of SSC	60% of SSC
700-799	70% of SSC	70% of SSC
800-899	80% of SSC	80% of SSC
900-999	90% of SSC	90% of SSC
1,000+	100% of SSC	100% of SSC

Scenarios

Scenario 1

ADU space converted from existing living space, smaller than 500 SF

2,500 SF House	Pre-Modification	ADU Construction
	<ul style="list-style-type: none"> - 2,100 SF living space - 400 SF garage 	<ul style="list-style-type: none"> - 1,700 SF principal unit - 400 SF ADU - 400 SF garage
Additional Capacity Charge		0 EDU
Additional SSC		0 EDU

Scenarios

Scenario 2

ADU space converted from garage (unfinished space), smaller than 500 SF

2,500 SF House	Pre-Modification	ADU Construction
	<ul style="list-style-type: none"> - 2,100 SF living space - 400 SF garage 	<ul style="list-style-type: none"> - 2,100 SF principal unit - garage converted to 400 SF ADU
Additional Capacity Charge		0 EDU
Additional SSC		0.5 EDU

Scenarios

Scenario 3

ADU space converted from combination of garage (unfinished space) and existing living space, larger than 500 SF

2,500 SF House	Pre-Modification	ADU Construction
	<ul style="list-style-type: none"> - 2,100 SF living space - 400 SF garage 	<ul style="list-style-type: none"> - 1,700 SF principal unit - garage and living space converted to 800 SF ADU
Additional Capacity Charge		0 EDU
Additional SSC		0.8 EDU

Scenarios

Scenario 4

ADU space is in a new building on the property, larger than 500 SF

Additional Building for ADU	Pre-Modification	ADU Construction
	<ul style="list-style-type: none"> - 2,100 SF living space - 400 SF garage 	<ul style="list-style-type: none"> - 2,100 SF principal unit - 400 SF garage - 600 SF ADU (new building)
Additional Capacity Charge		0.6 EDU
Additional SSC		0.6 EDU

Scenarios

Scenario 5

ADU space converted from combination of garage (unfinished space) and new, expanded living space, larger than 500 SF

2,500 SF to 3,000 SF	Pre-Modification	ADU Construction
	<ul style="list-style-type: none">- 2,100 SF living space- 400 SF garage	<ul style="list-style-type: none">- 2,100 SF principal unit- garage converted and expanded footprint to 900 SF ADU
Additional Capacity Charge		0.9 EDU
Additional SSC		0.9 EDU



Policy Option

Retroactivity

Apply new fee structure to ADUs issued permits by NapaSan on or after June 1, 2017

Risks / Issues

- Law not yet adopted
 - No study to justify changes
- Law does not apply to SSC
- Study could result in different fees
 - Potential to decrease fees now, only to increase them when study complete
- Existing ADUs paying 1.0 SSC
 - Potential for existing ADUs paying at different rates than new ADUs
 - Would take considerable time to determine to research changes to existing
 - (could not be done prior to tax roll certification on July 19)

Timeline

- June 7 – Present Policy Options
- **June 21 – Provide Direction to Staff**
- July 19 – Ordinance 1st Reading
- August 16 – Ordinance 2nd Reading

30-day waiting period

- September 18 – Ordinance Effective