



Accessory Dwelling Units – FAQs

Concord Development Code Section 18.200.180 – Accessory Dwelling Units

What is an Accessory Dwelling Unit (ADU)?

An Accessory Dwelling Unit or ADU is an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons, is located on a parcel in conjunction with a proposed or existing principal residence and includes permanent provisions for living, sleeping, eating, cooking, and sanitation. An ADU may also include an efficiency unit or a manufactured home.

Can I have more than one ADU/JADU on a property?

Yes. In some circumstances, an ADU and a JADU may be allowed.

Does an ADU/JADU get its own address?

Yes. However, JADUs with an internal connection to the principal residence are not required to have a separate address but one may be requested.

Do I have to provide parking for an ADU/JADU? Am I exempt from parking?

No. However, one, uncovered, driveway space is required for a new detached ADU.

Does a “tiny home” count as an ADU?

Yes, as long as it meets the definition of an ADU.

Can I rent my ADU as an Airbnb?

No. All rentals of ADUs must be for a period of at least 30 days.

Why are ADUs becoming so popular?

ADUs are popular in Concord due to their flexibility of uses. It is generally cheaper to build an ADU than to buy a home with more space (on a per square foot basis).

Must I live on the property?

The property owner of a lot containing a JADU must occupy the principal residence, JADU, or an ADU, located on the same lot.

Do I need my neighbor’s approval to build an ADU?

No.

Can I build the ADU first and live in it while I construct the main house?

Yes. Please contact the Building Division at (925) 671-3107 and/or bldgpermits@cityofconcord.org for more information.

Can I sell the ADU?

An ADU cannot be sold or otherwise conveyed separately from the principal residence.

Are there restrictions to renting out an ADU or JADU?

Yes. All rentals of ADUs must be for a period of at least 30 days.

I live in a development with a homeowners association (HOA). Does the ADU or JADU need approval from the homeowners associations?

Please check with your homeowners association. In general, HOAs cannot prohibit the construction of an ADU or JADU.

What kind of ADUs are there?

There are generally three types of ADUs:

- Conversion of a garage into an ADU
- Conversion of existing floor space within your home into an ADU
- A new attached/detached ADU

Do ADUs require pedestrian access from the street?

No.

Where do I start if I want to consider building an ADU?

Contact the Planning Division at (925) 671-3152 and/or zoning@cityofconcord.org for more information.

How much does an architect charge for ADU plans?

Depending on the size and complexity of the design, industry estimates for complete ADU plans cost up to approximately \$10,000.

What kind of city fees do I have to pay to build an ADU?

According to the current state law, cities are not allowed to impose impact fees on ADUs less than 750 square feet. You are required to pay plan check and permit fees to the building division, which are often a few thousand dollars.

Are there ways to finance the costs of an ADU through the City of Concord?

No. The city does not have any programs that help finance the construction of an ADU.

What is the best way to find an ADU contractor?

Because an ADU or garage conversion is a major project, it is not a good idea to hire a handyman or unlicensed contractor. Look for reputable, licensed and insured contractors with ADU experience.

How do I get a permit for an ADU?

Please contact the Building Division at (925) 671-3107 and/or bldgpermits@cityofconcord.org for more information.