



# REGULATION GUIDE FOR ACCESSORY DWELLING UNITS, WATER SERVICES AND FEES

Is the Accessory Dwelling Unit (ADU) a conversion or new construction?

## EXISTING CONSTRUCTION



### CONVERSION ADU

The ADU is contained within the square footage of an existing home (e.g. family room)

OR

Contained within the existing square footage of a legal structure on your property (e.g. detached garage)

YES



DOES THE CONVERSION ADU MEET ALL OF THE FOLLOWING:

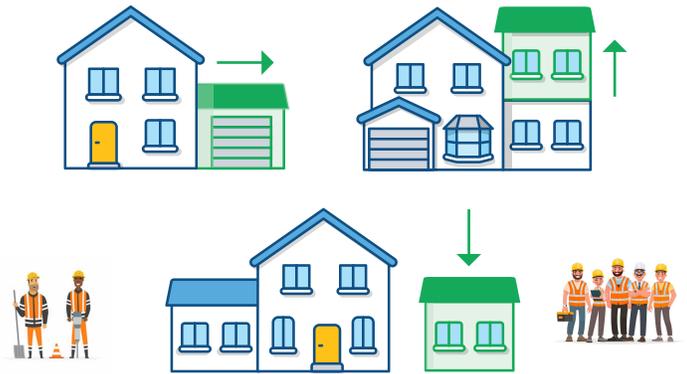
- ✓ No more than 150 square feet expansion beyond the same physical dimensions
- ✓ Total floor area of the attached ADU does not exceed 50 percent of the existing primary dwelling
- ✓ Total floor area for a detached ADU does not exceed 1,200 square feet

YES



NO NEW SERVICE IS REQUIRED

## NEW CONSTRUCTION



### NEW CONSTRUCTION ADU

Square footage was added horizontally or vertically

OR

Not part of an existing home or structure on your property

OR

Contained within an illegal structure (constructed without a permit)

YES



DOES THE NEW CONSTRUCTION ADU MEET ALL OF THE FOLLOWING:

- ✓ Total floor area of the attached ADU does not exceed 50 percent of the existing primary dwelling
- ✓ Total floor area for a detached ADU does not exceed 1200 square feet



YES



NEW DEDICATED WATER SERVICE IS REQUIRED

NO



SINGLE FAMILY HOME PROJECT



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## PROCESS FOR WATER SERVICE

- 1** Submit a copy of approved structural engineering plans
- 2** Rubio will provide a proposal for a new water service installation
- 3** Shareholder pays fees for the new water service
- 4** Rubio processes payment and begins coordination to schedule the new water service
- 5** New service is constructed
- 6** Rubio installs meter and service begins

SEND REQUEST TO OUR SERVICE E- MAIL [SERVICE@RCLWA.ORG](mailto:SERVICE@RCLWA.ORG)



## FREQUENTLY ASKED QUESTIONS

### WHAT IS AN ACCESSORY DWELLING UNIT (ADU)?

An ADU is a secondary dwelling on a property with a primary residence and which has complete living facilities for one or more persons. The unit can be attached, detached, or re-purpose existing space, such as a back house or a garage conversion.

### HOW IS RUBIO CAÑON LAND AND WATER ASSOCIATION AFFECTED BY THE NEW ADU LAWS?

One of the new laws, AB 881, mandates when water meter connection fees for attached and detached ADUs apply, the charges must be proportionate to the smaller size and lesser impact of the unit on the water or sewer system and may not exceed the reasonable cost of providing service. The Association has established a new policy for when these fees and charges apply.

### WHEN ARE NEW WATER SERVICES REQUIRED?

When newly constructed, attached or detached ADU space is more than 150 square feet is added to a home, the unit is not part of an existing home or structure on your property, or the ADU is contained within an unpermitted structure.

### WHAT ARE RUBIO APPLICATIONS FEES?

These fees are a **Fire flow test** regardless of pass or no pass the fee is **\$250.00**. The test provide actual pressure and flow data measured at specific fire hydrant within the water distribution system, for fire protection and to ensure public safety. A **Will Serve Letter** fee is **\$350.00**. The letter is from the Water Purveyor (RCLWA) declaring that the purveyor (RCLWA) will provide potable water to the proposed project identified in the letter.

### WHERE CAN I GET MORE INFORMATION ABOUT ADU REGULATIONS AND WATER SERVICE?

Visit Rubio Cañon Land and Water Association website at [rclwa.org/Bill\\_&\\_Water\\_Meters](http://rclwa.org/Bill_&_Water_Meters)

