

Pro Tips from Local Professionals

Realtors and staff across the region talk to folks every day who are considering building a new or permitting an existing ADU. Here are some things they have learned:

ADU TIPS FROM A REALTOR

- 1 Having an ADU is always a benefit.
- 2 Laws and incentives support ADUs.
- 3 Existing structures like garages and barns can be turned into ADUs.
- 4 Local staff are here to help.
- 5 Prefab is a great option.

See the details at motherlodeadu.org/realtor-tips



TIPS ON LEGALIZING AN UNPERMITTED ADU

- 1 Talk to local staff.
- 2 Consider hiring a professional.
- 3 Build a budget and be strategic.
- 4 Gather documentation.
- 5 Prepare for a marathon, not a sprint.
- 6 An unpermitted ADU can be more expensive than bringing it up to code.

See the details at motherlodeadu.org/code-tips



MOTHER LODE ADU



SCAN ME!

Mother Lode ADU Online

Step-by-step guidance • Tools and resources
Stories about local ADUs • Floorplans inspiration
Showcased prefab ADUs • and MUCH MORE!

motherlodeadu.org



Questions? Need help with an ADU?

Staff are here to help you. Contact them with your questions, wherever you are in the process. Use the information below or visit motherlodeadu.org/contact for more contact information.



AMADOR COUNTY

209-223-6422
building@amadorgov.org
810 Court Street, Jackson



CALAVERAS COUNTY

209-754-6390
buildingweb@co.calaveras.ca.us
891 Mountain Ranch Road, San Andreas



MARIPOSA COUNTY

209-966-5151
planningdept@mariposacounty.org
5100 Bullion Street #1, Mariposa



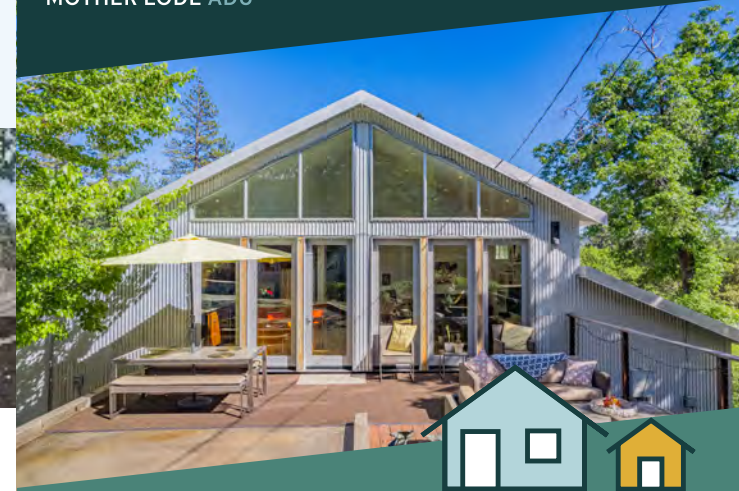
NEVADA COUNTY

530-265-1222 ext. 2
planning@nevadacountyca.gov
950 Maidu Avenue, Suite 170, Nevada City

Invest in your family and community by building an ACCESSORY DWELLING UNIT (ADU)



motherlodeadu.org



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

Mother Lode ADU, a new partnership between the Counties of Amador, Calaveras, Mariposa, and Nevada, offers resources to help you build an ADU.

Why Build an ADU?


HOUSING FRIENDS & FAMILY


RENTAL INCOME


A HOME AS YOU AGE


PROPERTY VALUE


SAFETY


LOCAL SUPPORT

What is an ADU?

Also known as “backyard cottages” or “granny flats,” ADUs come in many shapes and sizes but are always:

- ✔ A self-contained home
- ✔ Legally part of the same property
- ✔ A unit with a kitchen and bathroom

They can range from small studios to more than 1,000 square feet with multiple bedrooms.

ADU Types



DETACHED New freestanding structure separate from the main home, like a backyard cottage



ATTACHED New structure (may include some converted space) sharing at least one wall with the main home



CONVERSION Converted existing space in the main home or on the property (bedroom, basement, detached garage)

SHORT-TERM RENTALS

ADUs and JADUs must be rented for 30 days or more – no short-term rentals like Airbnb are allowed (with some exceptions).

MULTI-FAMILY

ADUs can also be added to properties with duplexes, triplexes, and apartment buildings.



Getting Started

Building an ADU can be overwhelming. Our resources are here to help.



ADU GUIDEBOOK Download our step-by-step guide for your County.

motherlodeadu.org/guidebook



FLOORPLANS Look at example floorplans including prefab ADUs.



ADU PLANS GALLERY View and compare existing plans to jump start your design.



ADU CALCULATOR Get a rough estimate of costs, fees and rents.



PROCESS AT-A-GLANCE Learn about the permit and build process for your County.



CAN I BUILD TOOL See what you can build on your property.



COUNTY ADU RULES Find out the ADU rules for your County before you begin.



ADU DEVELOPMENT CHECKLIST Use to prepare for your application.

See all resources at motherlodeadu.org



NEED FUNDING? The Cal HFA ADU Program offers up to \$40k for qualified homeowners to develop an ADU. Visit calhfa.ca.gov/adu.



An Investment in Your Future

It's important to create a project budget early on. Use the ADU Calculator to estimate project costs and possible rental income.

motherlodeadu.org/calculator



Regardless of your project budget, an ADU is a great investment for your property and family. The extra space gives homeowners lots of flexibility over the years, and rental income and increased property value puts cash back in your pocket.



Mother Lode ADU Plans Gallery

Jump start your design by visiting our Plans Gallery to view and compare dozens of ready-made designs and connect directly with the designer.



All plans need some customization for local rules and your property, but can still save you time & money.

motherlodeadu.org/plans