

ADU Bill Comparison  
 Sightline Institute  
 1/17/23

	<a href="#">HB 1337 (only 3 of first 4 provisions required)</a>	<a href="#">HB 1276</a>	<a href="#">SB 5357 (ADUs outside UGAs)</a>	<a href="#">California</a>	<a href="#">Oregon</a>
<a href="#">renter bans (owner occupancy requirement)</a>	prohibited	allowed if ADU used for STR or if owner accepts gov't incentive	unspecified	prohibited for standard ADUs, but required for "junior" ADUs (JADU)	prohibited
<a href="#">parking mandates</a>	prohibited	no change to existing prohibition <1/4-mile from transit	unspecified	prohibited for all AADUs, and also for DADUs < 1/2-mile of transit; else capped at 1 per ADU	prohibited
<a href="#">impact fees</a>	capped at 50% of fees on main house	no limit on fee amount	unspecified	waived for up to 750 sf, proportional to ADU size above that	allowed, but model code recommends waiving or reducing
<b>max ADUs per lot</b>	two	two, but only on lots > 4,500 sf	one	two (one standard ADU and one JADU)	at least one (fourplexes and duplexes also legal)
<b>detached ADUs</b>	allowed	allowed	allowed	allowed	allowed
<b>allowed floor area</b>	1,000 sf	none (cities can set max size as low as they want)	1,296 sf (or existing limits)	850 sf; or 1,000 sf for 2-bed; or 500 sf for JADU; model code rec's 1,200 sf	unspecified, but model code rec's 800-900 sf
<b>allowed height</b>	24 feet max, or no higher than limit for houses	none (cities can set max height as low as they want)	unspecified	minimum 16 feet	unspecified

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<b>minimum lot size</b>	no more than minimum for main house	4,500 sf for two ADUs or for detached ADUs	unspecified	no more than minimum for main house	all parcels that allow houses
<b>setbacks</b>	no more than req's for main house, zero on alley	no more than req's for main house	unspecified	max 4 feet, side and rear	unspecified
<b>other design restrictions</b>	rules can't be more restrictive than rules for main house	rules can't be more restrictive than rules for main house, but aesthetic req's allowed	same driveway as main house; aesthetics must match main house	design standards must be "objective"	design standards must be "objective"
<b>extra utility connections</b>	unspecified	unspecified	must have water and sewer/septic capacity	don't require (unless part of brand new house)	unspecified
<b>public improvement requirements</b>	prohibited	unspecified	unspecified	prohibited	unspecified
<b>separate sale</b>	allowed	allowed	unspecified	must allow it if the ADU is affordable to low-income households	unspecified
<b>discretionary approval</b>	unspecified	unspecified	unspecified	prohibited	prohibited
<b>supersedes pre-existing covenants?</b>	yes	yes	unspecified	yes	no
<b>ADU-specific STR rules</b>	none	prohibits ADU incentives unless owner signs "binding commitments" that units will not be used for STR	none	none	none