



Legalizing Unpermitted ADUs & JADUs Handout (AB2533) Los Angeles County Building and Safety

In compliance with AB2533 the following process has been established for a homeowner to apply for a permit to legalize an unpermitted accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) constructed before January 1, 2020.

The ADU or JADU shall be determined to be in compliance with the minimum conditions specified in the Los Angeles County Substandard Housing Checklist (LACSHC) complying with Section 17920.3 of the Health and Safety Code which deems a building, Substandard. Compliance is limited to the correction of violations necessary to address health and life-safety issues and allow safe occupancy. Full compliance with current building codes is not required unless otherwise determined based on the year time and date of construction or alterations after January 1, 2020.

Prior to submitting for a permit to legalize an existing unpermitted ADU/JADU the homeowner may opt to obtain a confidential third-party code inspection from a licensed contractor utilizing the LACSHC. The 3rd Party Inspection is a private inspection option that owners may use to help understand the potential issues that may be substandard/hazards and the date of construction and installation for permit awareness. 3rd Party Inspections are only informational for the applicant, in no way will a 3rd Party Inspection resolve or omit the required inspection of the County. Results of 3rd Party Inspections may be provided to help aid in the intake and inspection process but are not required to be submitted or disclosed with the permit application.

Upon submitted application without a third-party code inspection, the County Building Inspector and the licensed Specialty Electrical & Plumbing Contractor shall perform an inspection utilizing the LACSHC. All inspections shall be performed to ensure compliance with the LACBC in effect during the factual time and date of construction/installation specified for compliance or a list of corrections for substandard conditions and life and safety requirements will be generated for permitting to replace or repair.

Where non-compliance is found by the County Building Inspector and Licensed Specialty Electrical and/or Plumbing Contractor utilizing the Substandard Housing Checklist, the property owner shall obtain a permit to correct the items identified from the LACSHC inspection prior to granting final permit for said ADU/ JADU.

1. Initial Application Submission:

Step 1: Homeowners submit a permit application to legalize an unpermitted accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) constructed before January 1, 2020.

Step 2: The County permit technician reviews the application for completeness, ensuring that required information is provided (e.g., homeowner details, ADU construction details if any,



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third-party inspection, and detailed description No.bedrooms/bath). County permit technician informs the applicant of agency approval process. The timeline for approval will be based upon the last/latest date of submittal to any or all agencies. Agency approvals may include but are not limited to: Fire, Regional Planning/Zoning, Public Health/Environmental Programs Division, Land Development/Geotechnical.

Step 3: The county office manager and permit technician research and verify that the ADU was constructed before January 1, 2020, by research of code enforcement cases, historic Laserfiche, google history, etc.

2. Pre-Inspection:

Step 1a: Upon application acceptance, where a third-party inspection was performed utilizing the LACSHC and submitted with the permit application determining compliance, permit technicians move forward with issuing the permit, and a final inspection is scheduled or

Step 1b: Upon application acceptance, the homeowner shall schedule an inspection with a County Building Inspector & Licensed Specialty Contractors to inspect the unit for compliance with health and safety standards by utilizing the LACSHC. Where determined compliant, move forward with finalizing the permit.

Step 2: Where violations or non-compliance are found in accordance with the LACSHC, the inspector shall list the items of violation, and the homeowner shall be issued the permit to make necessary modification for compliance prior to finalizing the permit legalizing the ADU/JADU.

3. Permit Application, Fee Waivers and Charges:

Fee waivers should not include any previous fees paid for any enforcement actions. Leins and/or any other holds related to substandard conditions or violations not a part of the ADU/JADU or Leins recorded for services rendered are not subject to refund or waiver.

Step 1: Homeowners applying for a permit for an ADU constructed before January 1, 2020, are not required to pay engineering impact fees or connection charges unless utility infrastructure improvements are necessary to meet health and safety standards as outlined in the Health and Safety Code.

Step 2: Homeowners are required to pay standard permit and inspection fees related to the work provided by County Staff. A minimum of 2 inspections will be required.



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Applying for a Permit

1. Apply for a residential building permit for an Accessory Dwelling Unit (Custom) project through EPIC LA.
2. Include the following information in the project description: "AB2533 legalization of ADU" or "AB2533 legalization of JADU" For Example: *Convert existing garage to ADU (AB2533 legalization of ADU)*

Submit the following items with your permit application:

Documentation establishing the unpermitted ADU/JADU was constructed prior to January 1, 2020.

Property Information & Site Plan

- Property address and Assessor's Parcel Number (APN)
- North arrow and scale of the drawing
- Lot dimensions and total lot size
- Existing floor plan of main residence and ADU/JADU
- Identify location of all easements
- Location of and Pool or Spa to include location of existing Safety Devices/Barriers

ADU/JADU Location and Dimensions

- ADU/JADU location on the property, clearly marked and dimensioned
- Setbacks from property lines, main dwelling, and other structures
- Dimensions of the ADU/JADU (length, width, height)
- Distance from ADU/JADU to adjacent structures, including the main residence
- Access and Parking
- Location of existing driveways, parking spaces, and access paths
- Utilities and Infrastructure
- Location of existing utility connections (water, sewer, gas, electricity)

Walls/Fencing

- Existing walls or fencing around the ADU
- Pool/Spa Safety Barriers and Devices must be shown on plans (all parcels having pool and/or spa)



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Building and Safety

- Fire safety measures, including distance from other structures, Fire Access
- Compliance with building and safety codes (e.g., *Substandard Housing Checklist (HSC 17920)*)
- Location of any hazardous areas on the site (e.g., steep slopes, flood zones)
- Completion of checklist does not confer legality on the structure
- Any substandard or non-compliant items identified by the substandard checklist shall be addressed in the submitted plans for correction and will be verified during building inspections.

Address

- Provide address for ADU/JADU (*If you don't have a separate address associated with the ADU/JADU, then please provide address application number during the application process.*)
- Architectural Plans that reflect current conditions
- Plans must show the location of any Pool or Spa located on the Property (*LACRC Pool/Spa Safety Barrier notes/requirements apply*)
- If structural work is required to be performed to address deficiencies identified in the Substandard Housing checklist Structural Plans & Calculations will be required showing compliance with the LACRC Building Codes.

4. Issuing the Permit:

Step 1: If all requirements are met as determined by the Pre-Inspection, the permit technician issues the permit for the ADU/ JADU.

Step 2: If violations are found, the permit technician issues a permit for the ADU/ JADU to be brought into compliance itemizing the deficiencies noted in the Substandard Housing Checklist (SHC).

5. Construction & Inspection:

Step 1: If construction is required for compliance with meeting Health & Safety standards, construction can begin after permit issuance.

Step 2: Required inspections shall be completed as necessary to verify compliance.

6. Finalizing the Permit:

Step 1: Upon final inspection where the County Building Inspector has determined that violations noted during the Pre-Inspection SHC have been performed and found compliant,



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the inspector may move forward with finalizing the permit for the ADU/ JADU, and a Certificate of Occupancy (COO) will be issued.

County Building Inspector Process

1. Pre-Inspection Responsibilities:

Step 1: Inspect the ADU utilizing the Los Angeles County Substandard Housing Checklist (LACSHC) in compliance with Section 17920.3 of the Health and Safety Code, which identifies substandard conditions, including issues related to structural integrity, electrical systems, plumbing, fire safety, and other critical health and safety factors.

Step 2a: Where the inspection is approved, document the approval and move forward with finalizing the permit, or

Step 2b: Where comments/corrections of non-compliance are identified related to the LACSHC, provide the comments to the homeowner and permit technician.

Step 3: Direct the homeowner to follow up with the permit technician to obtain necessary permits to bring the unit into compliance with the LACSHC.

2. Permit is Issued, Re-Inspection:

Step 1: Inspect the ADU/JADU confirming that violations identified in the pre-inspection related to the LACSHC have been completed and are compliant.

Step 2: If additional corrections are necessary, note them for the homeowner and request they call for re-inspection. Determine if additional inspection fees are required.

Step 3: If all corrections have been satisfied and found compliant with the LACSHC, the inspector shall move forward with finalizing the permit.



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(ATTACHMENT "A") AB2533 Application Affidavit

Unit No. or Address:

Owner Name:

Owner Mailing Address:

City/State:

Zip:

Phone No.:

Alt. Phone No.: _____

E-mail: _____

To be completed only if Applicant is not the Property Owner: I authorize the applicant indicated below to submit the application on my behalf. Signature of Property Owner Applicant (Authorized Agent), if different from Owner(s): Applicant Mailing Address: City/State: Zip: Phone No.: Alt. Phone No.: _____ E-mail: _____ I understand that approval of this application does not constitute approval for any administrative review, Conditional Use Permit, Variance, or exception from any other Los Angeles County(County) regulations that are not specifically the subject of this application. I understand further that I remain responsible for satisfying requirements of any private restrictions appurtenant to the property. I certify that I am the Applicant and that the information submitted with this application is true and accurate to the best of knowledge and belief. I understand that the County is not responsible for inaccuracies in information presented, and that inaccuracies may result in the revocation of planning permits as determined by the Los Angeles County Planning Division. I further certify that I am the Owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature above. I understand that statements made to me about the time it takes to review and process this application are general. I am aware that the County has attempted to request everything necessary for an accurate and complete review of my proposal; however, it may be necessary for the County to request clarifying information and/or materials after my application has been submitted and reviewed by Building and Safety staff. I understand that any failure to submit the clarifying information and/or materials in a timely manner may render the application inactive and that periods of inactivity on the applicant's part do not count towards statutory time limits applicable to the processing of this application. I understand that the proposed project and/or property may be subject to other laws, codes, regulations, guidelines, restrictions, agreements, or other requirements of other public agencies within or outside of the County, and that the project and/or property may also be subject to requirements enforced by private parties. I am aware that the County recommends that I become fully aware of any other potential requirements before I submit this application and that I comply with all other requirements prior to commencing the proposed project. I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT I HAVE READ THE ABOVE AND THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION IS TRUE AND CORRECT.

Signature of Owner or Authorized Agent

Date

** Notary stamp is required on the top right of this form if provided by AGENT/Authorized Agent)



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**(ATTACHMENT "B") AFFIDAVIT OF PROPERTY OWNER REGARDING CONSTRUCTION
DATE OF ADU/JADU**

I, _____ am duly authorized to make these below certifications and affirm under penalty of perjury that they are true and correct.

1. Property Information: The property subject to this affidavit is located at:

- Property Address:
- APN:

2. ADU Description: The Accessory Dwelling Unit (ADU) in question is located at the property address and Assessor Parcel Number (APN) above. The ADU has the following general characteristics:

- Size (square-footage):
- Structure Type (Interior ADU, Detached, etc.):
- Primary Use (Rental? Ownership?):

3. Construction Date:

To the best of my knowledge and belief, the construction of the ADU/JADU was completed on

Date

The ADU was constructed by _____

Contractor

Phone Number

4. Compliance with Permit Requirements:

I acknowledge that the ADU/JADU was constructed without obtaining the necessary permits from the County of Los Angeles Building and Safety. I am now seeking to legalize the ADU/JADU under the provisions of AB2533, which allows for the legalization of unpermitted ADUs/JADUs built prior to January 1, 2020, if the ADU meets specific health and safety requirements. I understand that AB2533 waives most of the standard compliance regulations, and I am working



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with the County to ensure the ADU/JADU is brought into compliance with the applicable regulations under this law.

5. Supporting Evidence-All supporting evidence, files, photos, etc. must be attached to this application (Please attach actual evidence):

To the best of my ability, I have provided the following evidence to support the construction date of the ADU/JADU.

- a)
- b)
- c)
- d)

6. Affirmation of Health and Safety Compliance:

I affirm that, to the best of my knowledge, the ADU/JADU has been maintained in a safe condition and is not substandard under California law. I understand that the ADU/JADU must meet basic health and safety standards under AB2533 to be legalized, and I am committed to working with the county to ensure it meets these requirements.

7. Sworn Statement:

I understand that submitting false information in this affidavit is a violation of California law and may result in legal penalties. I further acknowledge that this affidavit is submitted in support of the process to legalize the ADU/JADU under applicable California laws, including but not limited to California Government Code Section 65852.2, AB2533 (codified at Government Code section 66332), and any other related local ordinances in Los Angeles County.

8. Declaration: I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

9. Executed this _____ day in _____, 20____ at _____, California

Property Owner Signature