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**PERMITTING UNPERMITTED ACCESSORY AND JUNIOR ACCESSORY DWELLING UNITS BUILT BEFORE JANUARY 1, 2020**

The purpose of this administrative manual is to establish a legalization process for unpermitted Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) constructed prior to January 1, 2020, as mandated by Assembly Bill No. 2533 (AB2533). AB2533 requires local Authorities Having Jurisdiction (AHJ) to issue permits for such unpermitted ADUs and JADUs, provided they comply with the minimum life and safety standards for the Los Angeles County Residential (LACRC) in effect on the confirmed date of construction prior to January 1, 2020.

**Assembly Bill No. 2533**

AB2533 (Chapter 834, Statutes of 2024) was in effect of January 1, 2025, and made various changes to State ADU Law (Gov. Code, § 66332). The following are mandates written on the assembly bill:

- Prohibits local agencies from denying a building permit to an owner, or the owner's authorized agent, seeking to legalize an unpermitted ADU or JADU constructed prior to January 1, 2020, unless the local Authority Having Jurisdiction (AHJ) issues a final, conclusive determination that the identified building violations or related substandard conditions cannot be remedied to allow safe occupancy.
- Provides that correction of building violations or related substandard conditions-identified by the AHJ or a qualified third-party inspector-shall enable the legalization of unpermitted ADUs or JADUs constructed before January 1, 2020.
- Requires local agencies to establish permitting procedures, including the development of a standardized checklist that informs the owner, or the owner's agent, of all violations and substandard conditions that must be corrected as part of the legalization process.
- Authorizes owners, or their authorized agents, to obtain independent third-party code inspection services from a licensed contractor, or similarly qualified

professional, to identify and correct deficiencies prior to permit application and/or issuance.

- Prohibits local agencies from imposing penalties on unpermitted ADUs or JADUs constructed prior to 2020 actively seeking legalization, and restricts the imposition of impact fees, connection fees, or other capacity charges except under specifically defined circumstances
- Authorizes local agency inspectors to perform inspections for applicants seeking to legalize ADUs or JADUs constructed prior to January 1, 2020, using the procedures and standardized checklist established pursuant to this Assembly Bill.

### **Project Eligibility and Submission**

Eligible projects are limited to unpermitted ADUs or JADUs constructed before January 1, 2020, within unincorporated Los Angeles County. Applicants seeking permits under these provisions shall submit directly to the Building and Safety Division (BSD) following standard intake procedures. If a code enforcement or rehabilitation case exists for the property or assessor's parcel, then the permit application must reference that case. Submittals shall comply with the minimum plan requirements for ADUs and JADUs, available at:

<https://dpw.lacounty.gov/bsd/lib/fp/Building/Residential/Accessory%20Dwelling%20Units/Minimum%20Plan%20Submittal%20Guidelines%20for%20ADUs.pdf>

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.

Owners, or their agents, may obtain a third-party inspection at their own expense before applying. The inspection shall use the *AB2533 Application/Pre-Inspection Checklist* (Attachment 1) and be signed by the owner, owner's agent, and inspector, including contact information of both parties, and license number and expiration date of the inspector. Any corrections completed prior to permit application submittal must be clearly identified on the checklist, along with remaining deficiencies. The completed checklist shall be submitted to Building and Safety Division at the time of permit application submittal.

Applicants and any third-party inspectors must provide accurate and current information. Inaccurate or incomplete information may result in additional fees or even permit denial. Project scope shall be clearly stated on the title page of the plans. All plans and documents shall identify the applicable LACRC edition and codes on the title page.

Note that any third-party inspections done on behalf of the owner do not replace any required Los Angeles County plan review, inspections, or verification necessary to permit the structure for occupancy.

### **Plan Review and Permit Issuance Procedure**

The following are procedures to outline the permit process after Building and Safety Division accepts the permit application package:

1. All Agency Approvals must be completed prior to permit issuance and approval delays may occur if appropriate agency approvals are not submitted concurrently, time for approval will be based upon the 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. An agency referral sheet will be provided to the applicant upon submission or by request.
2. Permit applications are required to have the minimum submittal requirements for ADU and JADU (see link above). In addition, the following are also required at the time of submittal:
  - a. Completed, Signed, and Notarized Affidavit of ATTACHMENT A - *AB2533 Application/Pre-Inspection Checklist*
  - b. Completed, Signed, and Notarized Affidavit of ATTACHMENT B - *AB2533 Construction Checklist*
  - c. Payment of all required fees associated with plan review and inspection

All submitted plans must include a title block indicating "AB2533". Any components, systems, or portions of the ADU/JADU replaced or modified after January 1, 2020, must comply with the current LACRC. All exterior-attached or detached accessory structures (e.g., patio covers, porches, carports) must also be permitted under the current building code.

3. Assigned plan reviewer shall notify the applicant of project acceptance and completeness upon submittal. If additional information is needed, then the plan reviewer shall notify the owner, or their agent, in writing and/or issue a residential correction list identifying deficiencies that must be corrected. In addition, the plan reviewer shall instruct the applicant to schedule a pre-inspection visit with a County building inspector for field verification after the project acceptance and/or initial plan review.

4. Owner, or owner's agent, shall schedule the inspection service via EPIC LA, like other County projects, or via the district office public counter. If, during the inspection, the County inspector and/or homeowner cannot reach an agreement on:

- the date of construction (e.g. not constructed prior to January 1, 2020)
- corrective actions on the code violations and/or substandard condition not meeting the current building code standard, or
- inaccurate or misleading information shown on the project documents provided

Then, the inspector shall contact the assigned plan reviewer to re-evaluate the project for eligibility and/or issue an inspection deficiency checklist to the owner, or their agent, that must be included on the for resubmittal for re-review and inspection.

5. A project qualifies under AB2533 if:

- a. The County inspector verifies the construction done prior to January 1, 2020.
- b. The permit submittal documents (plans, checklist, etc.) accurately reflect field conditions.
- c. All corrective actions listed in the substandard checklist, meeting the minimum codes for the year of construction, as verified in the County field inspections.

6. Second plan review and inspection are expected to have rectified the first deficiencies and shall be shown to accurately reflect field conditions. A third or subsequent plan review or inspection will require additional permitting fees based on the time spent on review and inspection services.

7. Once a project qualifies as pursuant to AB2533, the Office Manager, or his designee, shall issue a written notice concluding the review and providing evidence (signed documentation, or photograph set) substantiating the summary of findings used to determine compliance with AB2533.

8. Any outstanding violations or substandard conditions identified in the final report must be corrected before a Certificate of Occupancy is issued. The owner must provide photographic evidence and/or schedule a final inspection to verify completion of required corrections.

9. The Office Manager or designee will issue the Certificate of Occupancy once both the County inspector and the owner, or their agent, confirm that all requirements have been satisfied. The owner or agent is responsible for all additional inspection and certificate fees.

### **Time Limitations**

- Building and Safety Division will complete its review of a permit application package within **60 calendar days** after the application has been deemed complete and acceptable. An Agency Referral Sheet will be issued to the applicant.
- The Division will have **30 calendar days** to accept or deny any application submitted through EPIC LA or at the public counter. If the application is incomplete, the Division will provide the applicant with a written list of all missing items and deficiencies, in accordance with *Government Code 65943*. All corrections must be addressed prior to resubmittal.
- The first pre-inspection with a Los Angeles County Building Inspector must occur within the **initial 60-day review period**. The applicant is solely responsible for scheduling this inspection in a timely manner.
- For resubmittals, the Division will have **30 calendar days** to approve the plans or deny the application and issue additional corrections. Reinspection must occur within this same period. The applicant is responsible for scheduling the inspection.
- The **60-day initial review period** and the **30-day resubmittal period** run concurrently with all other required agency approvals (e.g., Regional Planning, Fire, Environmental Programs). These timeframes do not include days lost due to applicant delays or transmittal time between parties.
- Before a building permit can be issued, all applicable Agency Referral items must be submitted for verification. Approved building plans will be stamped on each page with "AB2533" and the applicable "LACBC code year" as verified during intake.
- Applicants have **two years from the date of permit issuance** to correct all outstanding code violations and/or substandard conditions, obtain final inspection, and secure a Certificate of Occupancy. Failure to complete the process within two years will require the applicant to restart the permitting process.

### **Audit and Review**

Section Heads and Field Office Managers must conduct internal audits and maintain a local log of all AB2533 applications, including timeliness and outcomes, in accordance with Audit and Review (AM 10.34). District office audits shall document any conditions that caused delays or required management review or procedural changes. Identified deficiencies or process issues must be promptly reported to the Regional Manager(s).

Per AM 10.34, Regional Managers shall submit recommendations for procedural revisions to the Division Head and the Research Section for evaluation and potential modification of the procedures outlined herein.

for

SEE ATTACHMENT A - AB2533 Application/Pre-Inspection Checklist

ATTACHMENT B - AB2533 Construction Checklist

ATTACHMENT C - Frequently asked questions

Approved on 02/19/26

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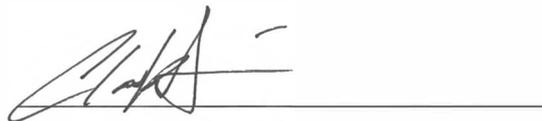
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