



AB-2533 Legalizing Unpermitted ADUs

In compliance with AB 2533 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 Jurupa Valley Substandard Housing Checklist (JVSHC) complying with Section 17920.3 of the Health and Safety Code which deems a building substandard.

Prior to submitting for a permit to legalize an existing unpermitted ADU/JADU the home owner may opt to obtain a confidential third-party code inspection from a licensed contractor utilizing the JVSHC.

Upon a submitted application without a third-party code inspection, the City Building Inspector shall perform an inspection utilizing the JVSHC.

Where non-compliance is found by the City Building Inspector or the third-party inspector utilizing the Substandard Housing Checklist, the property owner shall obtain a permit to correct the items identified from the SHC 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 city permit technician reviews the application for completeness, ensuring that required information is provided (e.g., homeowner details, ADU construction details if any, third-party inspection, and detailed description #bedrooms/bath).

Step 3: The city 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 JVSHC and submitted with the permit application determining compliance, permit technicians move forward with finalizing the permit, or

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

Step 2: Where violations or non-compliance is found in accordance with the JVSHC, 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. Fee Waivers and Charges:

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 permit and inspection fees related to the work provided by city staff. A minimum of 2 inspections will be required.

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. Finalizing the Permit:

Step 1: Upon final inspection where the City Building Inspector has determined that violations noted during the Pre-Inspection have been performed and found compliant, the inspector may move forward with finalizing the permit for the ADU/ JADU.

City Building Inspector Process

1. Pre-Inspection Responsibilities:

Step 1: Inspect the ADU utilizing the Jurupa Valley Substandard Housing Checklist (JVSHC) 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 RBSHC, 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 JVSHC.

2. Permit is Issued, Re-Inspection:

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

Step 2: If additional corrections are necessary, notate 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 JVSHC, the inspector shall move forward with finalizing the permit.

Owners Signature: _____ Date: _____

Print Name: _____

Email: _____

Telephone: _____