



AB-2533 Legalizing Unpermitted ADU/ JADU

CITY OF GARDEN GROVE COMMUNITY DEVELOPMENT DEPARTMENT
11222 ACACIA PARKWAY, GARDEN GROVE, CA 92840
BUILDING & SAFETY DIVISION (714) 741-5307 | www.ggcity.org

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. This process will include submitting construction plans to the local agencies for approval prior to issuing a permit. **AB-2533 IS NOT A BY-PASS FOR THE PLAN CHECK AND INSPECTION PROCESS BY THE LOCAL JURISDICTIONAL AGENCIES.**

The ADU or JADU shall be determined to be in compliance with the minimum conditions specified in the Garden Grove Substandard Housing Checklist (GGSHC) 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 homeowner may opt to obtain a confidential third-party code inspection from a **licensed contractor** utilizing the GGSHC. Upon completion of the GGSHC the owner and contractor are to schedule a "**Safety Inspection**" on-site with the Building & Safety Division to verify the list. If the owner does not have a **licensed contractor** they can still schedule the "**Safety Inspection**" and the Building Inspector will complete the GGSHC for the owner.

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 remove the structure and/or correct the items identified from the SHC inspection prior to granting final permit for said ADU/ JADU.

1. Initial Application and plan submission:

Step 1: Homeowners submit a permit application and plans 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 and plans for completeness, ensuring that required information is provided (e.g., floor plans, homeowner details, ADU construction details if any, GGSHC, and detailed description #bedrooms/bath).

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

Step 4: Upon completion of the permit application review and all required documents are provided, the project will be routed for plan review. The plan review process will be a formal review based on the most current applicable code, and routed to all associated department(s). **NOTE: Any deficiencies discovered using the GGSHC, the repair will be incorporated in the details of the plans**



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2. Issuing the Permit:

Step 1: If all requirements are met as determined by the plan check process, the permit technician issues the permit for the ADU/ JADU.

Step 2: Once the permit is issued, all necessary repairs illustrated on the approved set of plans, will be completed and inspected. Once all the inspections are complete, the final approval will be signed off.

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.

4. Finalizing the Permit:

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

Owners Signature: _____ Date: _____

Print Name: _____

Email: _____

Telephone: _____