

How do we define an added dwelling unit?

Whether or not a dwelling space is a separate unit can be difficult, but is often determined through a preponderance of the following elements;

1. An additional Kitchen.
2. Separate Means of Entry/Egress directly to exterior.
3. Separate gas, electric or water meters utilities
4. Separated utilities such as Furnace or Boiler, A/C, Hot water heaters, etc.
5. Lack of common and open access between dwelling units.
6. Lack of permits or conflicting permits on record.
7. Lack of an occupancy permit indicating the added dwelling unit.
8. Lack of Special Permit for Accessory Apartment.
9. Dwelling is occupied by a non-familial related party.
10. Dwelling is used and occupied as a separate dwelling, by distinctly separate family unit.
11. Separate or split unit numbers and mailboxes.
12. There is a written or verbal lease agreement.
13. Multiple vehicles under different registrations not belonging to Property Owner.
14. Lack of 2nd egress.
15. Lack of Smoke/CO Detectors
16. Lack of Fire Separation
17. Evidence of non-licensed, professional installation of plumbing fixtures and piping.
18. Evidence of non-licensed electrical wiring and device installation.
19. Evidence of non-standard and/or non-code compliant building techniques
20. Lack of proper lighting and ventilation
21. Placement within accessory buildings, basements or attics
22. Complaints from neighbors.
23. Complaints from Fire Department or other first responders.
24. Complaint from Assessor v. historical records.
25. Certificates of Habitability for separate dwelling units not in conformance with records.