



# COMMUNITY DEVELOPMENT AGENCY

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December 5, 2017

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**RE: Delegation of authority to temporarily waive building and planning permit fees for Junior Accessory Dwelling Units**

Dear Board Members:

**RECOMMENDATION:** Delegate authority to the Community Development Director to waive Building and Safety and Planning Division permit fees for Junior Accessory Dwelling Units for a period of approximately 12 months. The fee waiver is recommended to be capped at \$1,500 dollars for each permit request received during this time frame.

**SUMMARY:** The recent North Bay Fires resulted in the loss of thousands of homes in Sonoma and Napa Counties, thereby exacerbating an already severe housing crisis in the North Bay area. Marin County can assist in mitigating the impact of increased demand for housing by encouraging and facilitating the creation of Junior Accessory Dwelling Units. Junior Accessory Dwellings (JADUs) are room rentals within an existing residence that typically have a small food preparation area and a separate entrance/exit. Recent state law has eased the regulatory requirements for creating JADUs (although this type of rental accommodation has been easily allowed by the County for the past decade under different zoning nomenclature).

Staff is therefore requesting your Board adopt the attached Resolution delegating authority to the Community Development Director to waive building and planning fees for new JADUs in the unincorporated county until December 31, 2018 and with a maximum waiver of \$1,500 dollars per JADU project. To ensure new JADUs serve the intended purpose of the proposed fee waiver, the Board may qualify the fee waiver by requiring property owners to agree in writing to abstain from using JADUs for short term rental purposes. Staff recommends this agreement also remain in effect until December 31, 2018.

**FISCAL IMPACT:** The County Administrator's office has agreed to set aside up to \$25,000 dollars in general fund support to offset the agency's fee revenue reductions resulting from the waiver.

**REVIEWED BY:**

Department of Finance  
 County Counsel  
 Human Resources

N/A  
 N/A  
 N/A

**SIGNATURE:**



Brian C. Crawford  
Director

Attachments: Draft Fee Waiver Resolution