



DEVELOPMENT GUIDE FOR ACCESSORY DWELLING UNITS, WATER SERVICES AND FEES

Is the Accessory Dwelling Unit (ADU) a conversion or new construction?

EXISTING CONSTRUCTION



CONVERSION ADU

The ADU is contained within the square footage of an existing home (e.g. family room)

OR

Contained within the existing square footage of a legal structure on your property (e.g. detached garage)

YES



DOES THE CONVERSION ADU MEET ALL OF THE FOLLOWING:

- No more than 150 square feet expansion beyond the same physical dimensions
- Total floor area of the attached ADU does not exceed 50 percent of the existing primary dwelling
- Total floor area for a detached ADU does not exceed 1,200 square feet

YES



NO NEW SERVICE IS REQUIRED OR CAPACITY CHARGE FEES

NEW CONSTRUCTION



NEW CONSTRUCTION ADU

Square footage was added horizontally or vertically

OR

Not part of an existing home or structure on your property

OR

Contained within an illegal structure (constructed without a permit)

YES



DOES THE NEW CONSTRUCTION ADU MEET ALL OF THE FOLLOWING:

- Total floor area of the attached ADU does not exceed 50 percent of the existing primary dwelling
- Total floor area for a detached ADU does not exceed 1200 square feet

YES



NEW DEDICATED WATER SERVICE IS REQUIRED

NO



SINGLE FAMILY HOME PROJECT

NO





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PROCESS FOR WATER SERVICE

- 1** Submit a copy of approved engineering drawings and fixture unit count worksheet
- 2** District provides proposal for water capacity fee and new service install, and new water service application request
- 3** Developer/applicant pays fees and application request
- 4** District processes payment and begins coordination to schedule new water service
- 5** New service is constructed
- 6** District installs meter and service begins

LEARN MORE AT LAPUENTEWATER.COM/ADU



FREQUENTLY ASKED QUESTIONS

-  **WHAT IS AN ACCESSORY DWELLING UNIT (ADU)?**
An ADU is a secondary dwelling on a property with a primary residence and which has complete living facilities for one or more persons. The unit can be attached, detached, or re-purpose existing space, such as a back house or a garage conversion.
-  **HOW IS LA PUENTE VALLEY COUNTY WATER DISTRICT AFFECTED BY THE NEW ADU LAWS?**
One of the new laws, AB 881, mandates when water meter connection fees and capacity charges for attached and detached ADUs apply, the charges must be proportionate to the smaller size and lesser impact of the unit on the water or sewer system and may not exceed the reasonable cost of providing service. The District has established a new policy for when these fees and charges apply.
-  **WHEN DO CONNECTION FEES AND CAPACITY CHARGES APPLY?**
Connection fees and capacity charges apply to newly constructed, attached or detached ADU space when: more than 150 square feet is added to a home, the unit is not part of an existing home or structure on your property, or the ADU is contained within an unpermitted structure.
-  **WHAT ARE CAPACITY CHARGES AND HOW WILL THEY BE DETERMINED?**
These charges pay for use of the LPVCD system, including pumps, wells, main lines, etc. In the case of ADUs, the charges will be based on the number of plumbing fixtures within the unit, such as a bath/shower combo, dishwasher or outside hose bib. The fixture count form is available at lapuentewater.com/adu.
-  **WHERE CAN I GET MORE INFORMATION ABOUT ADU REGULATIONS AND WATER SERVICE?**
Visit La Puente Water District's website at lapuentewater.com/adu.