

Grand County ADU Process Flow Chart

Due Diligence	Consult Building Department and Planning & Zoning Department to:
	Review <u>Land Use Code</u> Section 3.3.2 (B)
	Determine if there is already an ADU on the property
	Look up zone, setbacks, height restrictions, max lot coverage, floodplains
	Review Impact and Permit Application Fee Estimates
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Financing	Potential Financing Options Include:
	Construction Loan, HELOC, Personal Loan, Refinancing
↓ ↓	Options to design the ADU include:
Develop ADU Plan	Design the ADU yourself - See Building Department's <u>sample floor plans</u>
	Hire an expert to design the ADU
	Purchase a prefab/modular ADU
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	Building Permit Application Requirements:
Building	Record <u>Deed Restriction</u> & include with Building Permit Application
Permit	
Permit	If in a <u>floodplain</u> , contact Building Dept. and submit Floodplain Development Application
Permit	
Permit ↓	Application
Permit ↓	Application Create Site Plan, Building Plans, and Submit Building Permit for Review
Permit ↓ Plans Review	Application Create Site Plan, Building Plans, and Submit Building Permit for Review Review by Building Inspector, Planning & Zoning, GWSSA
Ļ	Application Create Site Plan, Building Plans, and Submit Building Permit for Review Review by Building Inspector, Planning & Zoning, GWSSA Potential Corrections to plans
Ļ	Application Create Site Plan, Building Plans, and Submit Building Permit for Review Review by Building Inspector, Planning & Zoning, GWSSA Potential Corrections to plans Pay GWSSA Impact Fees for Water and Sewer
Ļ	Application Create Site Plan, Building Plans, and Submit Building Permit for Review Review by Building Inspector, Planning & Zoning, GWSSA Potential Corrections to plans Pay GWSSA Impact Fees for Water and Sewer Pay Building Permit Fee, Road, Drainage, Law Enforcement Impact Fees Building Permit Approved!
↓ Plans Review	Application Create Site Plan, Building Plans, and Submit Building Permit for Review Review by Building Inspector, Planning & Zoning, GWSSA Potential Corrections to plans Pay GWSSA Impact Fees for Water and Sewer Pay Building Permit Fee, Road, Drainage, Law Enforcement Impact Fees Building Permit Approved! Begin Construction
Ļ	Application Create Site Plan, Building Plans, and Submit Building Permit for Review Review by Building Inspector, Planning & Zoning, GWSSA Potential Corrections to plans Pay GWSSA Impact Fees for Water and Sewer Pay Building Permit Fee, Road, Drainage, Law Enforcement Impact Fees Building Permit Approved!

This is a basic overview of the ADU development process, your experience may differ! Please be sure to work closely with County staff throughout the development of your ADU

Additional Resources

Items of Consideration

- Tax impacts associated with developing an ADU
 - Contact the Assessor's office about a residential exemption
- Impact and other administrative fees
 - Rough estimate provided here contact Building Department and GWSSA for more information
- ADU placement and potential for future lot subdivision
 - Contact Planning & Zoning
- Floodplain information
 Contact Building Department
- Understand the terms of the ADU deed restriction
- Homeowner's insurance
- Subdivision (HOA or CC&R) requirements
 - Contact Recorder's Office

Administrative Fee ESTIMATES (as of April 2023)

	ADU < 700 sq ft	ADU = 700 - 1,000 sq ft
GWSSA Impact Fees	\$3,905.97	\$6,974.95
Roads, Law Enforcement, Drainage Impact Fees	\$1,030	\$1,030
Building Permit Application Fee*	\$1,480.26	\$1,816.26
Approx. Total Fees:	\$6,416.23	\$9,821.21

This is a **baseline estimate** of what impact and administrative fees could look like when developing an ADU - be sure to check with the County Building Department and GWSSA for more information.

* actual permit fees vary by square footage, these estimates are based on 700 and 1,000 square foot ADUs respectively

Online Resources:

- Building Department's <u>Residential Building</u>
 <u>Permit Application Requirements</u>
- <u>Building Department</u> and <u>Planning Department's</u> list of Contractors
- County Sample ADU Floor Plans
- Land Use Code <u>Section 3.3.2 (B)</u> on ADUs
- <u>Deed restriction</u> for ADUs
- Assessor's <u>Residential Tax Exemption</u>
- FEMA Floodplain Map

Building Department

Planning Department





Contact Info

County Planning & Zoning Department

(435) 259 - 1343 planning@grandcountyutah.net

Grand County Building Department (435) 259 - 4134

building@grandcountyutah.net

Grand Water & Sewer Service Agency (435) 259 - 8121 www.grandwater.org

Grand County Recorder's Office (435) 259-1332

Grand County Assessor's Office (435) 259-1329



Grand County ADU Due Diligence Worksheet

Property Address or Parcel Number: _____

Planning & Zoning

What zone is my property located in? _____

What is my allowed lot coverage?_____

What are my setbacks? ______

Am I in a recorded subdivision, are my setbacks different? ______

Is there an HOA and CC&Rs? If yes, check for recorded documents with the Recorder's office

Building Department

What type of ADU are you thinking of building? Internal, external, prefab, stick-built, etc.

Are you in a floodplain? Check here:



How will this project be financed? _____

Other Items of Consideration:

- How will your taxes be impacted? Contact the Assessor's Office and ask about residential exemptions.
- Does your insurance company cover ADUs and how much will it cost?
- Are there any recorded easements on the property? Contact the Recorder's Office.
- Make sure that you understand the terms of the ADU deed restriction.