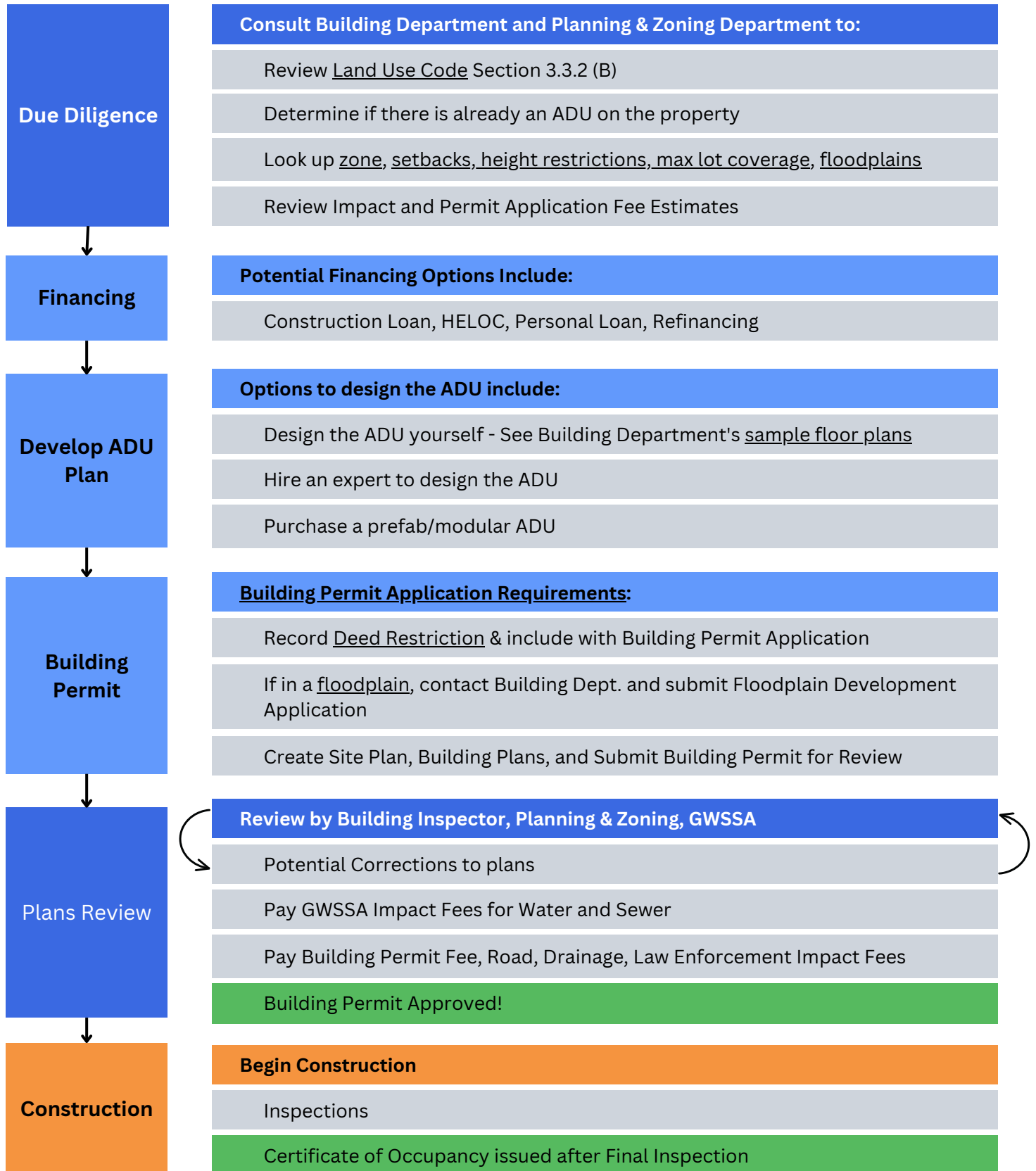




Grand County ADU Process Flow Chart



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 [Residential Building Permit Application Requirements](#)
- [Building Department](#) and [Planning Department's](#) list of Contractors
- County [Sample ADU Floor Plans](#)
- Land Use Code [Section 3.3.2 \(B\)](#) on ADUs
- [Deed restriction](#) for ADUs
- Assessor's [Residential Tax Exemption](#)
- [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.