

# 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.