

SELLER'S ACCESSORY DWELLING UNIT DISCLOSURE

An accessory dwelling unit "ADU" is a secondary housing unit on a single-family residential lot in California that is a separate and distinct living unit than the main residence. Many "ADUs" in California are rented out by the property owner or are used to house a family friend or relative for no charge.

"ADUs" have distinguishing characteristics that help further define, differentiate, and distinguish them from other housing types.

- "ADUs" are accessory and adjacent to a primary housing unit.
- "ADUs" are significantly smaller than the average home in the United States.
- "ADUs" tend to be one of two units owned by one owner on a single family residential lot.
- A large range of municipal land use and zoning regulations differentiate "ADU" types and styles, and dramatically affect their allowed uses.

The seller of real property in California which may have an "ADU" is advised to disclose to the buyer, in writing, this material fact well before close of escrow and to provide in a written disclosure all permits from appropriate governmental entities demonstrating that the "ADU" is a legal permitted structure on the land where it is located and that it can be rented out to a tenant.

The buyer should consult with a permit expert well before close of escrow to ascertain if the "ADU" is a legal permitted structure and to protect their interests in the property's purchase and to ascertain if the "ADU" can be rented out to a tenant.

Property address: _____

Dated: _____
Seller(s)

Dated: _____
Buyer(s)