

MARIN COUNTY BOARD OF SUPERVISORS

**RESOLUTION _____
A RESOLUTION DELEGATING AUTHORITY TO WAIVE BUILDING AND PLANNING FEES
FOR JUNIOR ACCESSORY DWELLING UNITS**

SECTION I: FINDINGS

1. **WHEREAS**, the North Bay Fires of October 2017 resulted in the loss of thousands of homes in Sonoma and Napa Counties, thereby displacing existing residents whose homes were destroyed by the fires and exacerbating a preexisting housing crisis caused by a severe lack of affordable homes and low vacancy rates for rental housing; and
2. **WHEREAS**, Junior Accessory Dwelling Units (JADUs) may help mitigate these housing impacts by creating new room rental opportunities within existing residences in unincorporated Marin County; and
3. **WHEREAS**, in conjunction with recent state legislation intended to encourage the creation of JDUs by limiting the scope of local permitting discretion, a local fiscal incentive can be created by waiving building and planning permit review fees for JADUs; and
4. **WHEREAS**, providing relief from building and planning permit fees for JADUs is intended to incentivize the creation of long term room rentals as the North Bay Area recovers by replacing the supply of housing lost in the October 2017 fires in Sonoma and Napa counties; and
5. **WHEREAS**, this action is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines because it would not result in any potential environmental impacts.

SECTION II: ACTION

The Board of Supervisors of the County of Marin hereby delegates authority to the Community Development Director to waive Building Permit and Planning review fees for JADU projects within the unincorporated county until December 31, 2018. In furtherance of the fee waiver, the property owner shall signify in writing, according to a form provided by the Community Development Agency, their agreement to refrain from using the JADU as a short term rental until after December 31, 2018. For the purpose of this Resolution “short term rental” is defined as the rental of a JADU for a period of 30 days or less. This agreement will not supersede any short term rental regulations adopted by the County subsequent to passage of this Resolution by the Board of Supervisors.

SECTION III: VOTE

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin, State of California, on the 5th day of December, 2017, by the following vote to wit:

AYES:

NOES:

ABSENT:

JUDY ARNOLD, PRESIDENT
MARIN COUNTY BOARD OF SUPERVISORS

ATTEST:

Matthew H. Hymel
Clerk of the Board of Supervisors