

Frequently Asked Questions on ADUs

Last update: June 17, 2024

What is an ADU?

Answer: King County Code (KCC) defines accessory dwelling unit (ADU) as a separate, complete dwelling unit attached to or contained within the structure of the primary dwelling; or contained within a separate structure that is accessory to the primary dwelling unit on the premises. Source: David Daw, King County

Is an ADU the same thing as a mother-in-law suite?

Yes, but “mother-in-law suite” is not defined in KCC. Source: David Daw, King County

Can an apartment over a garage be an ADU?

Yes

Can a tiny house on wheels be an ADU?

No. These are treated as Recreational Vehicles (RVs), not ADUs. See <https://kingcounty.gov/~media/depts/permitting-environmental-review/dper/documents/forms/Residential-Tiny-Homes.ashx?la=en>

Does this structure have to be detached to the primary residence to legally considered an ADU?

Answer: No, an ADU can be detached from primary residence. But it can also be attached to the primary residence or within the primary residence (located within basement or attic space).

Can you get a loan to create an ADU?

Maybe.

Are there quality pre-made structures?

Answer: Yes, there are various types of pre-made ADUs on the market, for stand-alone ADUs.

How much is the permit?

Answer: permitting fee can be found at Fee Schedule 02, <https://kingcounty.gov/~media/depts/permitting-environmental-review/dper/documents/fee-schedules/2023-2024-fees/02-fee-2023-Single-Family-Residential-Construction.ashx?la=en>

We can also contact: Molly Lua, Permit Review Coordinator, King County Department of Local Services, Permitting Division
mlua@kingcounty.gov
206-263-1910

Are there size requirements?

Answer: Yes. When the ADU is detached from primary home, the ADU shall be limited to 1,000 square feet of heated space plus 1,000 square feet of unheated space.

What are the rental terms?

It depends. If the ADU owner wants to support a healthy middle class on the Island, then it would help if the rent and utilities were between \$1300 to \$2000 per month.

What are the zoning requirements for ADUs?

Answer: Requirements can be found from this handout,
<https://kingcounty.gov/~media/depts/permitting-environmental-review/dper/documents/forms/Residential-Accessory-Dwelling-Units-Information.ashx?la=en>

Who are the best people to contact at King County about ADUs?

Answer: King County DLS-Permitting: David Daw, ddaw@kingcounty.gov, and Molly Lua, Permit Review Coordinator, King County Department of Local Services, Permitting Division
mlua@kingcounty.gov
206-263-1910

What/who on-island is building these structures?

There are a number of contractors who can help. Please see the list on the Community Council website: www.v-mcc.org

Q: What is the policy of all the different Water Utilities about needing another water share before adding an ADU?

A: Water District 19: no additional water share needed.
The other water utilities have their own policies. You will need to contact your water supplier.