



300 FIRST ST | WOODLAND, CA 95695 | PHONE: (530) 661-5820

TO: Property Owners Seeking Approval for a Junior Accessory Dwelling Unit (JADU)
FROM: Community Development Department
SUBJECT: Filing your Deed Restriction

To obtain approval for the construction or use of a junior accessory dwelling unit (JADU), the applicant must meet a number of standards. Most of these are required as part of the approval process.

Pursuant to the newly amended California Government Code Section 66333 and pursuant to Municipal Code Section 17.84.030, a JADU must comply with certain requirements, including that the JADU shall not be sold or otherwise conveyed separately from the primary residence; may not be rented for periods of less than 30 days; and for JADUS that share sanitation facilities with the primary home, either the main residence or the JADU must be occupied by the owner of the property.

To ensure compliance with these requirements, you must complete, sign and have notarized the attached deed restriction form. The form must also be reviewed and approved by this office, in order to confirm it is completed correctly for your unit prior to taking it to be recorded. The blank spaces ____ or areas highlighted in **yellow** require that you edit the form to your situation.

You must then have the attached document recorded in the Yolo County Recorder's Office, located at 625 Court Street # B01, Woodland CA 95695. A notarized copy of the deed restriction stamped by the Recorder's office must then be returned to the Community Development Department.

If you have any questions regarding the form, please contact the Planning Division at CDD-Planners@cityofwoodland.org.

Thank you,

The Community Development Department