



LEGALIZING UNPERMITTED ADUs

ASSEMBLY BILL 2533 COMPLIANCE

In compliance with AB 2533 the following process has been established for a homeowner to apply for a permit to legalize an unpermitted accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) constructed before January 1, 2020.

The ADU or JADU shall be determined to be in compliance with the minimum conditions specified in the Seal Beach Substandard Housing Checklist (SBSHC) complying with Section 17920.3 of the Health and Safety Code which deems a building substandard.

Prior to submitting for a permit to legalize an existing unpermitted ADU or JADU the homeowner may opt to obtain a confidential third-party code inspection from a licensed contractor utilizing the SBSHC.

Upon a submitted application without a third-party code inspection, the City Building Inspector shall perform an inspection utilizing the SBSHC.

Where non-compliance is found by the City Building Inspector or the third-party inspector utilizing the SBSHC, the property owner shall obtain a permit to correct the items identified from the SBSHC inspection prior to granting final permit for said ADU or JADU.

1. INITIAL APPLICATION SUBMISSION:

Step 1: Homeowners submit a permit application to legalize an unpermitted ADU or JADU constructed before January 1, 2020.

Step 2: The City reviews the application for completeness, ensuring that required information is provided (e.g., homeowner details, ADU construction details if any, third-party inspection, and detailed description number of bedrooms/bathrooms).

Step 3: The City will research and verify that the ADU was constructed before January 1, 2020, by researching code enforcement cases, historic Laserfiche, Google history, etc. Applicants will need to submit proof that the ADU or JADU was constructed/converted before January 1, 2020. The construction/conversion date may be established with one or more of the following forms of documentation:

- The County Assessor's initial date recognizing the unpermitted dwelling unit
- Escrow documents identifying the unit and the year of construction
- Prior official Building, Planning, or Code Enforcement records of the unit
- Real estate transfer disclosure forms for unpermitted unit

Legalizing Unpermitted ADUs

- Other documents will be considered on a case-by-case basis

2. PRE-INSPECTION:

Step 1a: Upon application acceptance, where a third-party inspection was performed utilizing the SBSHC and submitted with the permit application determining compliance, the City will move forward with finalizing the permit; or,

Step 1b: Upon application acceptance, the homeowner shall schedule an inspection with a City Building Inspector to inspect the unit for compliance with health and safety standards by utilizing the SBSHC. Where determined compliant, move forward with finalizing the permit.

Step 2: Where violations or non-compliance is found in accordance with the SBSHC, the inspector shall list the items of violation, and the homeowner shall be issued the permit to make necessary modifications for compliance prior to finalizing the permit legalizing the ADU or JADU.

3. FEE WAIVERS AND CHARGES:

Step 1: Homeowners applying for a permit for an ADU or JADU constructed before January 1, 2020 are not required to pay engineering impact fees or connection charges, unless utility infrastructure improvements are necessary to meet health and safety standards as outlined in the Health and Safety Code.

Step 2: Homeowners are required to pay permit and inspection fees related to the work provided by city staff (a minimum of two inspections will be required).

4. ISSUING THE PERMIT:

Step 1: If all requirements are met as determined by the pre-inspection, the City will issue the permit for the ADU or JADU.

Step 2: If violations are found, the City will issue a permit for the ADU or JADU to be brought into compliance itemizing the deficiencies noted in the SBSHC.

5. FINALIZING THE PERMIT:

Upon final inspection where the City Building Inspector has determined that violations noted during the pre-inspection have been performed and found compliant, the inspector may move forward with finalizing the permit for the ADU or JADU.

CITY BUILDING INSPECTOR PROCESS

1. PRE-INSPECTION RESPONSIBILITIES:

Step 1: Inspect the ADU utilizing the SBSHC in compliance with Section 17920.3 of the Health and Safety Code, which identifies substandard conditions, including issues related to structural integrity, electrical systems, plumbing, fire safety, and other critical health and safety factors.

Step 2a: Where the inspection is approved, document the approval and move forward with finalizing the permit; or,

Step 2b: Where comments and corrections of non-compliance are identified related to the SBSHC, provide the comments to the homeowner and City.

Step 3: Direct the homeowner to follow up with the City to obtain necessary permits to bring the unit into compliance with the SBSHC.

2. PERMIT IS ISSUED, RE-INSPECTION:

Step 1: Inspect the ADU or JADU confirming that violations identified in the pre-inspection related to the SBSHC have been completed and are compliant.

Step 2: If additional corrections are necessary, note them for the homeowner and request they call for re-inspection. Determine if additional inspection fees are required.

Step 3: If all corrections have been satisfied and found compliant with the SBSHC, the inspector shall move forward with finalizing the permit.

[APPLICATION](#)

[SUBSTANDARD HOUSING CHECKLIST](#)