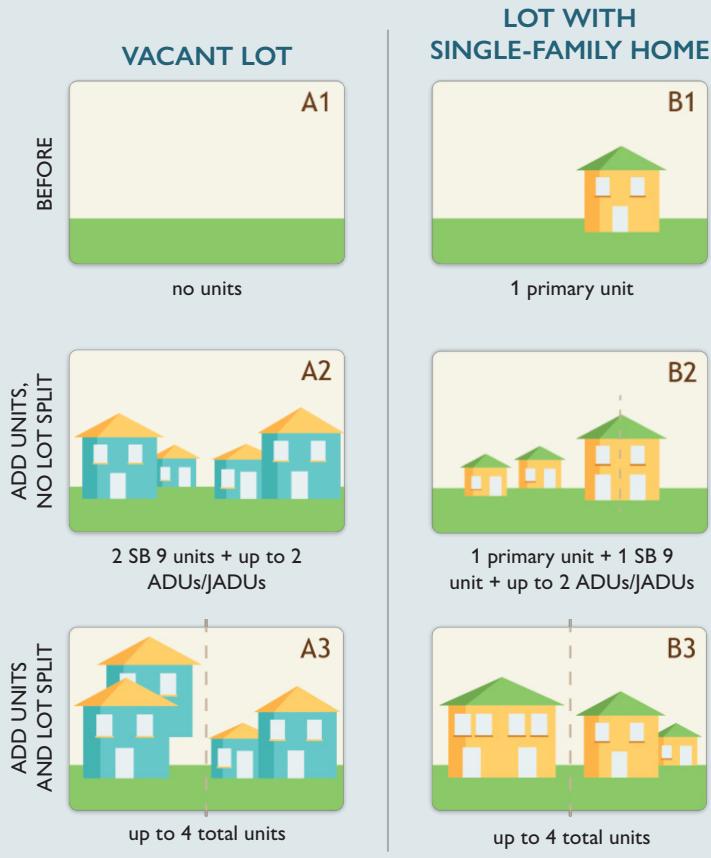


SENATE BILL 9 (SB 9): FACT SHEET

Senate Bill 9 (SB 9), the California Housing Opportunity and More Efficiency (HOME) Act, is a California state law that took effect on January 1, 2022. Following the enactment of SB 9, the City Council adopted Ordinance No. 03-22 on April 5, 2022, to establish standards for SB 9 Unit Developments and Urban Lot Splits. Under SB 9, more than one home can be built on a lot zoned single-family and a single-family lot can be subdivided into two separate lots that are smaller than the minimum size. SB 9 is intended to support the availability of more modestly priced homes by encouraging smaller homes on smaller lots.

WHAT IS ALLOWED ON MY SINGLE-FAMILY LOT?



DOES MY SINGLE-FAMILY LOT QUALIFY?

LOTS MUST BE:

- Located in a **SINGLE-FAMILY RESIDENTIAL ZONE**.
- Not located in a state/local **HISTORIC DISTRICT**/not an **HISTORIC LANDMARK**.
- Not located in **SENSITIVE AREA** as described in Government Code Section 65912.14 (a)(6)(B) through (K).

PROJECT CANNOT ALTER OR DEMOLISH:

- Deed-restricted **AFFORDABLE HOUSING**.
- Housing **OCCUPIED BY A TENANT** currently or in the last three years.

URBAN LOT SPLITS:

- **LOTS MUST BE SPLIT ROUGHLY IN HALF** – Smaller lot must be at least 40% of original lot.
- Each new lot must be **AT LEAST 1,200 SQ. FT.** (this means the original lot must be at least 2,400 sq. ft. for a 50/50 split; 3,000 sq. ft. for a 60/40 split).
- Lot must **not** be located **ADJACENT TO ANOTHER LOT SUBDIVIDED** by you (or done in concert with you) using SB 9.
- Lot was **NOT CREATED BY A PREVIOUS SB 9 URBAN LOT SPLIT**.
- **NO MORE THAN TWO UNITS OF ANY KIND** may be constructed or maintained on a lot created by an Urban Lot Split (refer to Dublin Municipal Code Section 8.81.040.A).

WHAT ARE THE REQUIREMENTS FOR SB 9 UNIT DEVELOPMENTS AND URBAN LOT SPLITS?

OBJECTIVE STANDARDS: Refer to Dublin Municipal Code Section 8.81.060 for objective standards applicable to SB 9 Unit Developments.

URBAN LOT SPLITS: Refer to Dublin Municipal Code Section 9.54.060 for standards applicable to Urban Lot Splits.

NO SHORT-TERM RENTALS: Units created by SB 9 cannot be used for short-term rentals (less than 30 days).

HOAs: SB 9 does not change rules or restrictions put in place by homeowner's associations.

PUBLIC HEALTH AND SAFETY: Your project can be denied if it creates a specific, adverse impact on public health and safety.

OWNER-OCCUPANCY: For Urban Lot Splits, applicant must sign an affidavit stating that they intend to live in one of the units for a minimum of three years.

WHAT IS THE APPLICATION PROCESS?

STEP 1
Applicant submits Zoning Clearance application for SB 9 Unit Development.

STEP 2
City determines whether application is complete within 30 days of submittal.

STEP 3
Once application is complete, Planning staff reviews application for conformance with applicable objective standards and determines if application can be approved.

STEP 4
If an Urban Lot Split is proposed, submit an application to the Public Works Department.

STEP 5
Once Zoning Clearance and Urban Lot Split (if applicable) are approved, apply for a building permit.