



# *City of Sebastopol*

## **AB 1033 Frequently Asked Questions**

### **Q: What is Assembly Bill (AB) 1033?**

**A:** AB 1033 is a state law that went into effect on January 1, 2024. It changed [Section 66342](#) of the California Government Code to allow local governments to adopt ordinances permitting the separate sale or conveyance of accessory dwelling units (ADUs) from the primary residence.

### **Q: Does State Law require the City to allow the separate sale or conveyance of ADUs?**

**A:** No, adoption of AB 1033 ordinances is optional.

### **Q: Why did the City opt in to allow the separate sale of ADUs?**

**A:** The City opted to allow the separate sale of ADUs to provide residents with an affordable homeownership option.

### **Q: If I want to sell my ADU, what are the requirements?**

**A:** Section 17.220.025 of the Municipal Code governs the separate sale of ADUs in Sebastopol and details specific requirements for the sale of ADUs. A Parcel Map application must be submitted and approved before an ADU may be sold. The AB 1033 Readiness Checklist and the Tentative Map checklist provide the application requirements.

### **Q: What City approvals are needed before I can sell my ADU?**

**A:** Before an ADU can be sold separately from a primary residence, an applicant would need to apply for and receive approval for a Parcel Map application. The Parcel Map application must also include the following documentation:

- Property owner's written and signed authorization if applicant is other than the property owner
- Lienholder's written consent if property has a lien, loan, or mortgage (attach to Condominium Plan)
- HOA's written authorization if there is an existing HOA
- Condominium Plan
- Site Plan (attach to Condominium Plan)
- Proof of HOA or property owners' association formation, including CC&Rs that apply to each owner of a condominium unit within the project

*See the AB 1033 Readiness Checklist and the Tentative Map checklist for more information on Parcel Map application requirements.*

*NOTE: A new address will need to be assigned to the ADU once the Parcel Map is approved. A new address can be requested through the Fire Department at (707) 823-8061.*

**Q: Who can I contact with questions?**

**A:** *Planning Department*

*Email: [planning@cityofsebastopol.gov](mailto:planning@cityofsebastopol.gov)*

*Phone: (707) 823-6167*

*In person: 7120 Bodega Avenue, Sebastopol, CA*