



Issues & Impacts

RENTON: Permit-Ready Accessory Dwelling Units (PRADUs)

The city of Renton has launched a new “Permit Ready Accessory Dwelling Unit Program” that includes several different pre-approved Accessory Dwelling Unit home designs, for FREE!

The size of the pre-approved, designed, and engineered ADU model base plans range from 418 to 1,000 square feet, and vary in architectural styles so that property owners can select an ADU that is complementary to the existing single-family dwelling.

When the program launched, the city touted eight different designs. But now, the city’s website displays 22 unique models to choose from that range from 1 Bed & 1 Bath, up to 3 Beds & 2 Baths.

According to the city, PRADU applicants will receive expedited review. In addition, the city also waived or reduced several fees associated with permit-ready ADUs and has indicated it will work with property owners one-on-one to create a site plan to accommodate the new units. The expedited review and waiver/reduction of fees will help to save costs, leaving more money available for construction of the ADU.

Accessory Dwelling Units - sometimes also called “Mother-in-Law” units or “Backyard Cottages” - are small, independent residential units located on the same lot as a stand-alone single-family home. They provide the same essential functions as a typical single-family residence, complete with a kitchen, sleeping area and bathroom, but are smaller than, or “accessory” to, the primary residence. In addition, Accessory Dwelling Units provide a number of benefits for both the public, as well as individual property owners:

- Creating additional housing in areas of high demand helps with housing affordability
- ADUs can provide more housing opportunities close to employment centers, thereby helping to minimize congestion, and pressure on road and transit systems
- Typically, the ADUs are located in areas already served by basic infrastructure, thereby

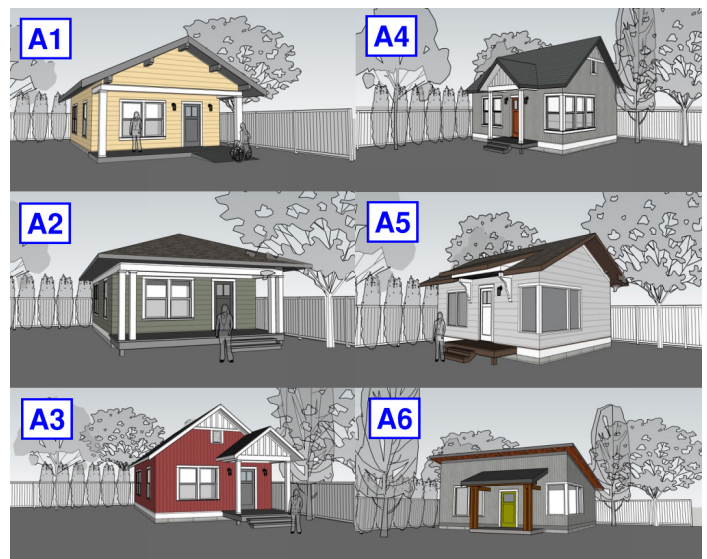
minimizing the necessity to extend sewer lines, water lines, or the electrical grid



Rendering courtesy of City of Renton

- ADUs provide an opportunity to increase the capacity for housing without moving the Urban Growth Line
- For homeowners who want to remain in their home but rent out the ADU, the additional housing unit can be a source of rental income that can help to defray the cost of property taxes, utility bills and insurance for the property owner, and
- Homeowners who want to down-size can move into the ADU, rent out the main residence, and still remain in the neighborhood and community where they live... along with having additional income from the sale or rental of the primary residence.

Additional information on Renton’s new Permit-Ready ADU Program is available by contacting PlanningCustomerService@RentonWA.gov, calling the city planners at (425) 430-7294, or going online to: <https://rentonwa.gov/cms/one.aspx?pagelid=17616630>



Rendering courtesy of City of Renton