



NEWS LETTER

WHAT'S NEW

DOUBLE DETACHED ADUs



Huntington Elevation

JULY - AUGUST 2026 UPDATES

- Experienced in Developing Vacant Lots with Single-Family Homes and ADUs
- Perpetual Homes voted as the Best Prefab Builder of the Year 2026
- Metal Roofing Options
- Ask Us About Value-Oriented Products
- New Sage and Soho Grey Cabinet Colors
- Up to Two Detached ADUs + One Junior ADU per single-family lot, pending Senate Bill
- Federal Housing Act Passed - Potential Tax Incentives
- Furnished Corporate Healdsburg ADU Available for Tour in Concord, CA
- New Tax Laws allows you to write off a large percentage of your property and construction on taxes
- Modern Carrington Single-Family Home Now Available with Hinged Roof
- Helping Investors Transform Vacant Lots into Multifamily and Single Family Developments

California's New ADU Rules

California's updated ADU regulations are opening new possibilities for property owners. Certain multifamily properties may now support up to eight units, without an owner-occupancy requirement.

BAY AREA ADU EXPO FALL 2026
Sep 25-27, 2026
The Bridge Yard, 100 Buena Rd, Oakland, CA 94612

ADU Industry Insights

Saturday, Sept. 26 | 11:00-11:30 AM
Customization of Prefab Homes



Katherine Anderson
Founder, Perpetual Homes ADU

bayareadadexpo.com

SB 1211 quadrupled the ADU ceiling on small multifamily.
The market hasn't priced this in yet.

Installing inspiring new ADUs & SFD Homes this month in:

- Carmel, CA (Lido ADU)
- Concord, CA (Huntington ADU)
- San Mateo, CA (Huntington ADU)
- Santa Rosa, CA (Claremont ADU)

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3 FACTORS THAT SHAPE YOUR PERPETUAL HOMES ADU INVESTMENT

Key factors that influence your total project cost.

<https://build.perpetualhomesadu.com/>



01

EXTERNAL FIXED: Requirements tied to your property and local jurisdiction.



JURISDICTION

- Zoning & ADU regulations
- Permits & plan review
- City / county fees
- Site survey & engineering



SITE CONDITIONS

- Existing utilities
- Electrical capacity
- Sewer / water connections
- Foundation requirements



ACCESS & LOGISTICS

- Backyard access
- Crane requirements (if needed)
- Trenching
- Site preparation

Perpetual Homes provides due diligence, permitting support, engineering coordination and project management to help identify these costs early.



02

LOCATION DEPENDENT: Your lot determines how the ADU is positioned, installed and connected.



SITE PLACEMENT

- Setbacks
- ADU size & orientation
- Property access
- Existing structures



TOPOGRAPHY

- Slope
- Soil conditions
- Grading
- Foundation requirements



UTILITY CONNECTIONS

- Water
- Sewer
- Electrical
- Gas, if selected

Perpetual Homes offers a virtual site assessment and property-specific evaluation to help determine what will work on your lot.



03

HOMEOWNER DRIVEN: Your choices determine the size, configuration, finishes and upgrades.



HOME SIZE & LAYOUT

- Studio to multi-bedroom plans
- Bedroom / bathroom count
- Kitchen configuration
- Living & storage needs



DESIGN CUSTOMIZATION

- Floor plan modifications
- Cabinetry
- Countertops
- Flooring & fixtures



FINISH LEVEL

- Included standard features
- Designer upgrades
- Exterior options
- Personalized selections



MORE THAN 85% OF PERPETUAL HOMES CLIENTS CUSTOMIZE THEIR FLOOR PLANS, WITH MANY CUSTOMIZATIONS AVAILABLE AT NO ADDITIONAL COST.



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TRANSPARENT PRICING



HIGH-FINISH STANDARD FEATURES



FINANCING RESOURCES



FULL PERMITTING & PROJECT COORDINATION



ENERGY-EFFICIENT CONSTRUCTION



7-YEAR WARRANTY



NO MARK-UP ON SITE WORK

PREFAB ADUs. CUSTOM FOR YOU. BUILT FOR LIFE.



NEWS LETTER

PERPETUAL HOMES

Awarded as



In honor of the outstanding achievements, innovation, and excellence in delivering Prefab ADU solutions, we proudly present the Prefab ADU Development Company of the Year Award 2026, a testament to the unwavering commitment and dedication to advancing the residential living space through exceptional service and continuous innovation.

Natasha Jacob

Editor-in-Chief

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NEWS LETTER

Single-Family Lots Can Now Support 4 Additional Units

A single-family lot can now accommodate what many homeowners might consider four additional units beyond the main home: three ADUs and one JADU. (Pending CA Senate)

ADU Combinations in California: Single-Family Property



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NEWS LETTER

WHAT SETS OUR ADU'S APART

- ✓ Experts in California, Prefab ADU's and Single Family Homes
- ✓ One of California's largest private ADU Builder
- ✓ Experienced permitting team for 40+ years
- ✓ Over 18 customizable floor plans
- ✓ High Quality at affordable price point!
(Over \$15K-\$22k included features included in Base Price)
- ✓ Product designed by award winning Architects - WHA Architects and Studio 14
- ✓ Complimentary Permit Management
- ✓ Corporate Office and Decor showroom located in Danville, CA
- ✓ Crown molding & Window trim included
- ✓ Solar Exemption
- ✓ 7 Year Warranty on ADU
- ✓ Quick time on site (Approximately 3-4 Months)
- ✓ Financing recommendations
- ✓ Energy Star Insulation - reduce carbon footprint
- ✓ Local Manufacturer - Skyline Homes Woodland, CA
- ✓ Green Building Standards
- ✓ Focus on high-grade materials and design
- ✓ **OFFERS 2/12, 3/12, 4/12, & 6/12 ROOF PITCH options**

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NEWS LETTER

Double Detached ADUs AB 956: What California Homeowners Should Know

California's ADU laws continue to evolve, with AB 956 proposing a major change for single-family properties. The bill would require local agencies to approve up to two detached ADUs on qualifying lots, potentially expanding options for rental income, multigenerational housing, aging in place, and property improvements.

Currently, most qualifying single-family lots are generally limited to one detached ADU. AB 956 could allow a second detached unit when site requirements are met and would also limit HOAs from blocking ADUs that comply with state law.

Two ADUs Aren't Guaranteed

Not every lot can support two units. Projects must still meet requirements for setbacks, access, utilities, drainage, privacy, parking, and site conditions.

Coastal Properties Need Extra Review

Properties in the Coastal Zone may remain subject to California Coastal Act requirements involving setbacks, environmental protection, flooding, erosion, and public access. Early review can help identify potential obstacles.

Design and Property Planning

Two ADUs can offer flexible layouts, but thoughtful planning is essential to maintain privacy, outdoor space, access, and proper utility connections. Properties with larger yards, corner lots, or favorable layouts may have greater development potential, but zoning, wastewater, fire access, topography, and coastal rules must be confirmed.

HOA Restrictions: Prohibits homeowners associations (HOAs) from blocking or unreasonably restricting the construction of state-compliant ADUs

UPDATES

- Feb 20, 2025 - Introduced
- May 23, 2025 - Passed Assembly
- May 27, 2026 - Amended in Senate
- Jun 10, 2026 - Passed Senate Housing Committee
- Jul 1, 2026 - Passed Senate Local Government Committee
- Awaiting Second Chamber Vote

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SB 1117 Lowers the Cost of Building Larger ADUs

SB 1117 will reduce the cost of building ADUs by eliminating a partial financial penalty for units larger than 750 square feet.

Under current law, ADUs of 750 square feet or less are generally exempt from local impact fees. But in many jurisdictions, once an ADU exceeds 750 square feet, the entire unit is subject to fees—including the first 750 square feet.

SB 1117 creates a marginal fee structure: for the first two ADUs on a property, local governments could charge impact fees only on the square footage above 750 square feet. Additional ADUs would be assessed based on their full size. This reduces costs and gives homeowners greater flexibility to build larger ADUs.

The Legislature has taken numerous steps to reduce local barriers to ADU permitting, including limiting the imposition of impact fees. Existing law prohibits impact fees on ADUs that are 750 square feet or smaller and requires that fees for larger ADUs be charged proportionately.

However, some local governments calculate impact fees based on the entire square footage of an ADU once it exceeds 750 square feet rather than only on the portion above that threshold. This interpretation increases project costs far beyond what the Legislature intended and may discourage the construction of moderately sized ADUs. In jurisdictions where impact fees are more than \$10 per square foot, that change can add more than \$8,000 to project costs. Property owners are often forced to either shrink their designs to stay under the cap—which limits the flexibility and use of their ADUs—or abandon their ADU plans altogether.

UPDATES

- **Feb 17, 2026** - Introduced
- **Apr 7, 2026** - Passed Senate Housing Committee
- **Apr 22, 2026** - Passed Senate Local Government Committee
- **May 18, 2026** - Passed Senate floor 37-0
- **June 10, 2026** - Passed Assembly Housing Committee
- **July 1, 2026** - Passed Assembly Local Government Committee
- **Aug 5, 2026** - Passed Assembly Appropriations Committee
- Awaiting Second Chamber Vote

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21st Century ROAD to Housing Act

Key manufactured housing provisions enacted into law

1

Expanding What Can Be Built Under the HUD Code



Allows manufactured homes to be built with or without a permanent chassis.

2

Preserving Regulatory Efficiency



Clarifies HUD's authority over manufactured home construction, safety and energy standards, keeping the process efficient and avoiding conflicting standards.

3

Exemption from Institutional Investor Provision



Ensures manufactured housing is not inadvertently captured by restrictions aimed at large institutional investors.

4

Expanded Financing Opportunities



Advances improvements to FHA Title I home-only financing.

5

Zoning and Land-Use Progress



Offers tools to address local barriers that restrict the placement of manufactured homes.

6

Community Preservation Program



Supports tools that help preserve manufactured housing communities and their affordability.

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ADU Permitting Across Bay Area Jurisdictions

Jurisdiction	Total Units Permitted	that are ADUs
Hillsborough	58	96.6%
San Leandro	52	96.2%
Unincorporated Alameda County	107	87.9%
Lafayette	50	84%
Alameda	65	80%
Palo Alto	174	78.2%
Atherton	60	75%
Hayward	75	74.7%
Los Gatos	72	73.6%
Unincorporated Marin County	122	69.7%
Unincorporated Santa Clara County	121	65.3%
Burlingame	66	63.6%
Menlo Park	102	61.8%
Campbell	93	55.9%
Bay Area overall	7,103	18.2%

Data only reflects permits reported in 2025.

Source: California Housing and Community Development Department

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NEWS LETTER

HOUSING LAW FACT SHEET

DUPLEXES AND LOT SPLITS (SB 9)

Government Code §§ 65852.21, 66411.7



INTRODUCTION

Senate Bill (SB) 9 (Chapter 162, Statutes of 2021) requires ministerial approval of a housing development with no more than two primary units in a single-family zone, the subdivision of a parcel in a single-family zone into two parcels, or both. SB 9 facilitates the creation of up to two primary housing units on a parcel typically used for one single-family home. For additional guidance on SB 9's requirements, please refer to HCD's [SB 9 Fact Sheet](#).

The Housing Law Fact Sheets provide an overview of existing laws which the California Department of Housing and Community Development (HCD) has statutory authority to enforce. The fact sheet does not constitute legal advice but is intended to be a resource for local agencies and decision-makers within California, including members of City Councils, Boards of Supervisors, and Planning Commissions.

KEY PROVISIONS

Applicability in Single-Family Residential Zones

A lot zoned for single-family residential within an urbanized area may be developed by right through two mechanisms, or a combination of both. First, the statute allows an applicant with a qualifying single-family lot to subdivide it into two lots of roughly equal size. Secondly, the law allows an applicant that is not subdividing to propose up to two primary units on a parcel plus ADUs as permitted under ADU law. If the lot is split using SB9, up to two units can be constructed on each of the two newly-created lots. A jurisdiction may deny an SB 9 application only if the lot split or development project would have a specific adverse impact on public health and safety or the physical environment that cannot be mitigated.

Jurisdictions may impose objective zoning, subdivision, and design standards on both lot splits and housing developments using SB 9. However, local objective standards cannot preclude the development of one or two units of at least 800 square feet each on a qualifying lot. Local objective standards also cannot preclude the creation of two 1,200 square-foot lots. In addition, jurisdictions can only apply objective standards to housing developments proposed using SB 9 if those standards are applied uniformly to development within the underlying zoning district. A jurisdiction may adopt objective standards for housing developments proposed pursuant to SB 9 that are more permissive than the underlying zoning.

For housing developments, jurisdictions may require:

- ▶ **Parking.** Off-street parking of up to one space per unit, except no parking can be required if the parcel is within one-half mile walking distance of either a high-quality transit corridor or a major transit stop, or within a block of a car-share vehicle.
- ▶ **Setbacks.** A rear and side setback of up to four feet, except where there is an existing structure with less or no setback.

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California Department of Housing and Community Development **Housing Law Fact Sheet**

Lot Splits

For lot splits, jurisdictions may require easements where they are required for public services and utilities, and any requirements needed to ensure the parcel has access to or adjoins a public right-of-way. These requirements should be designed to facilitate access without physically precluding the lot split. Jurisdictions shall not require:

- ▶ Dedications of rights-of-way.
- ▶ Construction of offsite improvements.
- ▶ Conformance with objective standards that are not related to the design or improvement of a parcel.
- ▶ The correction of nonconforming zoning conditions.

Maximum Achievable Units, ADUs, and JADUs

Where an urban lot split is utilized, a local agency must allow two units on each of the resulting lots. On a site that was not created with an urban lot split, the lot would be eligible for up to two primary dwellings under SB 9 and any number of ADUs as permitted under ADU Law. For example, an applicant may propose two units pursuant to SB 9, and an ADU and JADU. Local agencies should also consult HCD's [ADU Handbook](#) for more information on ADU and JADU Law.

Review and Approval Timeline

SB 9 establishes a timeline by which a local agency must approve or deny an application. A complete application for a housing development or urban lot split must be approved or denied within 60 days from the date the local agency receives it. In addition, the Permit Streamlining Act establishes that a local agency must determine whether an application for a development project is complete within 30 days from the date the local agency received the application.

Tenancy Requirements, No Short-Term Rental

A jurisdiction must require that any rental units created under this process be rented for terms greater than 30 days, a provision intended to prevent their use as short-term rentals. In addition, an applicant for an urban lot split must sign an affidavit stating that the applicant intends to live in one of the units as their principal residence for at least three years from the date of approval of the urban lot split unless the applicant is a community land trust or nonprofit organization.

Exceptions

SB 9 provisions do not apply if the proposed unit construction or urban lot split requires the demolition or alteration of housing that:

- ▶ Is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;
- ▶ Is subject to any form of rent or price control through a public entity's valid exercise of its police power; or

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California Department of Housing and Community Development **Housing Law Fact Sheet**

- ▶ Has been occupied by a tenant in the last three years.

SB 9 provisions also do not apply to:

- ▶ A parcel where units were withdrawn from the rental market pursuant to the Ellis Act in the last 15 years.
- ▶ A contributing structure within a historic district or a historical resource on the State Historic Resource Inventory, or a contributing structure within a historic property, historic district, or landmark under a local ordinance.
- ▶ Specified environmentally sensitive, hazardous, or protected lands, such as wetlands, prime farmland, etc., as listed in Government Code section 65913.4, subdivision (a)(6)(B)- (K) as that subdivision read on September 16, 2021. These exemption areas must not be more or less restrictive than what is provided in statute.
- ▶ Parcels previously created under SB 9 lot split provisions are not eligible for further lot splits.
- ▶ Parcels adjacent to a lot created through an SB 9 lot split if that lot was split by the same owner or someone working in concert with the owner.



Healdsburg ADU

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Del Mar ADU

SETUP
MODEL
TOUR



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Cabrillo ADU



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