

December 30, 2025

TO: Staff

FROM: Amy J. Bodek, AICP 
Director of Regional Planning

ACCESSORY DWELLING UNITS: SENATE BILL 543 & ASSEMBLY BILL 1154

The Governor signed Senate Bill (SB) 543 and Assembly Bill (AB) 1154 on October 10, 2025. These bills make several changes to the State Accessory Dwelling Unit (ADU) Law (Chapter 13 of Division 1 of Title 7 of the Government Code) and will take effect **January 1, 2026**. This informational memo provides guidance regarding these bills and supersedes any contrary provisions in Title 22 (Planning and Zoning) and previous Department memos. Please be advised of the following:

ADU/Junior ADU (JADU) Application Processing Mandates

Pursuant to SB 543, the Department has **15 business days**¹ from the date of application submittal to provide a written determination of incompleteness for any ADU/JADU application. If the Department fails to issue this notice, the application is automatically deemed complete. This 15-business-day review period for application completeness does not change the current 60-calendar-day review period for approval or denial, which begins on the day a complete application is received pursuant to Section 22.140.640.D (Review and Decision).

SB 543 also introduces new mandates for appeals by ADU/JADU applicants. Notwithstanding Section 22.226.040 (Decision), applicants may appeal a determination of incompleteness or denial of any ADU/JADU application. Until the ADU Ordinance is amended, these appeals will follow the regulations set forth in Chapter 22.240 (Appeals), as modified by the below. Applicants may file an appeal to the Regional Planning Commission (RPC) in writing within **14 calendar days** of the decision in question. If the last day to file an appeal falls on a non-business day for the Department (Fridays, Saturdays, Sundays, and County holidays), the filing period shall extend to the next day the Department is open. The applicant shall pay a processing fee in accordance with Section 22.240.050.B.1 (Applicant Appeal of Decision) when filing an appeal. SB 543 requires that a final written determination on the appeal be provided within **60 business days**¹ after the date the written appeal was received. Chapter 22.240 (Appeals) allows for the RPC's decision to be further appealed to the Board of Supervisors. Per SB 543, **this single 60-business-day¹ timeline covers the entire appeal process, including any and all hearings and decisions by both the RPC and the Board.**

1. Business days are defined as all days except Saturdays, Sundays, and official state holidays (as listed in Government Code sections 6700 and 6701).

Measuring Floor Area for ADUs/JADUs

SB 543 specifies that statutory references to the allowable square footage of ADUs/JADUs pertain to square footage of the **“interior livable space.”** Therefore, notwithstanding Section 22.04.050 (Rules for Measurement), provisions pertaining to the allowable floor area of an ADU or a JADU in Section 22.140.640 (Accessory Dwelling Units and Junior Accessory Dwelling Units) shall mean the square footage of the interior space intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

Owner-Occupancy Requirement for JADUs

Pursuant to Section 22.140.640.H.2.e (Covenant Requirement for Junior Accessory Dwelling Unit), JADU applicants must record a covenant requiring that either the single-family residence or JADU be the owner’s bona fide principal residence, unless the owner is a governmental agency, land trust, or housing organization. AB 1154 eliminates this owner-occupancy requirement for JADUs that do not share sanitation facilities with the single-family residence. Therefore, notwithstanding Section 22.140.640.H.2.e.iii, a JADU covenant shall not include any owner-occupancy requirement if the JADU includes its own, separate sanitation facilities.

The ADU Ordinance will be amended via the Housing Ordinances Update (HOU) to conform with these changes to the State ADU Law. The HOU is anticipated to be adopted in 2026. If you have questions about this memo, please contact Ken Warner in the Housing Policy Section at (213) 647-2469 or kwarner@planning.lacounty.gov.

AJB:CC:ER:TF:KW:lj

Attachments:

- A. SB 543
- B. AB 1154

c: County Counsel
Public Works