

2026 ADU ORDINANCE AMENDMENT: LOT SPLITS AND ADUS

This guide is intended for those interested in building Accessory Dwelling Units (ADUs) on subdivided lots established by State law (SB 9 or SB 1123) in unincorporated Los Angeles County.

Managing Density on Subdivided Lots

State laws allow property owners to subdivide certain lots without a public hearing. In such instances, the 2026 ADU Ordinance Amendment limits the number of ADUs.

1. Senate Bill 9 (2021): Urban Lot Splits

SB 9 is a State law that applies to eligible parcels in single-family residential zones. It allows an urban lot split without a public hearing, creating two new parcels for residential uses. For an urban lot split, each new parcel must be at least 1,200 square feet, and one of the parcels must be at least 40 percent of the original lot area.

Development Limits for Lots created via SB 9:

- Development is capped at a maximum of two total dwelling units per newly created parcel.
- Permitted configurations include two primary dwelling units, OR one primary dwelling unit plus one ADU or one Junior ADU (JADU) on each lot.

2. Senate Bill 1123 (2024): Up-to-10-Lot/Unit Subdivisions

SB 1123 is a State law that applies to eligible parcels that may be subdivided without a public hearing into up to 10 lots, each with a primary dwelling unit. Eligible sites include vacant parcels up to 1.5 acres in single-family zones and parcels up to 5 acres in zones where multi-family residential development is permitted or conditionally permitted.

Development Limits for Lots created via SB 1123:

- Development is limited to principal dwelling units only.
- ADUs and JADUs are prohibited on parcels created using SB 1123.

3. Standard County Subdivisions (Title 21)

If you are subdividing your property through Los Angeles County's usual, discretionary subdivision and public hearing process as provided in Title 21 of the County Code, there are no new restrictions or unit caps for ADUs. Standard ADU allowances based on your property type will continue to apply.

Frequently Asked Questions

Are there owner-occupancy or rental restrictions for lot splits or ADUs?

The 2026 ADU Ordinance Amendment does not alter existing owner-occupancy or rental rules. Established State and County requirements continue to govern:

- ADUs: Owner occupancy is not required. State law prohibits local agencies from requiring owner-occupancy for ADUs.
- JADUs: If a JADU shares sanitation facilities (a bathroom) with the primary dwelling, owner-occupancy is required. If the JADU has its own separate sanitation facilities, owner-occupancy is not required.
- SB 9 Lot Splits: Applicants must record an affidavit stating their intent to occupy one of the units as their principal residence for at least three years.
- Short-Term Rentals: ADUs, JADUs, and units created via SB 9 cannot be used as short-term rentals. They may only be rented for terms longer than 30 days.