

# 2023 Accessory Dwelling Unit Annual Report

Land Use Committee Briefing  
July 17, 2024

# What are ADUs?

ADUs are residential living units providing independent living facilities and permanent provisions for sleeping, cooking, sanitation, and living on the same lot as a single-family home, duplex, triplex, townhome, or other housing unit.

They include:

- **Attached ADUs (AADUs):**  
A dwelling unit located within or attached to another housing unit.
- **Detached ADUs (DADUs):**  
A separate and detached from another housing unit.

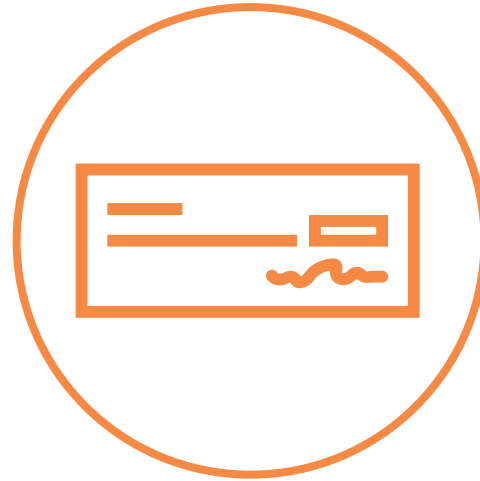


# How ADUs are Used



## Condominiums

- A growing number of new ADUs are condominiums, 44% in 2022
- Median sales price of \$757.5K, compared to \$1.18M for principal dwelling units and \$1.61M for new detached homes



## Long-Term Rentals

2022 Survey of ADU Owners and Occupants found:

- Approximately 1/3<sup>rd</sup> of owners rent their ADU(s) out long-term
- One in eight are made available to friends or family for free



## Short-Term Rentals

ADUs can receive a Short-Term Rental (STR) business license through the City:

- Around 10% of ADUs have an STR license
- Approximately 15% of the overall STR licenses in the City

# ADUs Regulation Progress

- Since the mid-1990s, ADUs have been allowed citywide.
- In 2015, the City Council adopted Resolution 31547 to boost ADU production.
- In 2019, Seattle reformed ADU rules through Ordinance 125984, and introduced the idea of Preapproved plans.
- In 2020, Seattle launched [ADUniverse](#).

**Annual ADU reports are required by Ord 125854.**



ADUniverse Step-by-Step Guide Pre-approved DADUs Property Search ADU Rules Data Annual Reports ▾

## Welcome

ADUniverse is your central resource to learning about and planning your accessory dwelling unit journey in Seattle.

**New! Read our 2022 ADU Annual Report**

In March 2023, we published an [annual report](#) describing our ADU production in 2022 and results of our survey of ADU owners and occupants.

- Read the [report](#)

Accessory Dwelling Units  
2022 ANNUAL REPORT  
March 2023



# Current Planning Context

- New State laws from the 2023/24 legislative session promote ADU and middle housing development
  - **HB 1110**
  - **HB 1337**
- King County Countywide Planning Policies call to further incorporate ADUs into planning for housing.
- After the One Seattle Plan update, City of Seattle regulations will allow for 4-6 units on all residential lots.
  - Updates Comprehensive Plan to enhance housing supply, diversity, and affordability.

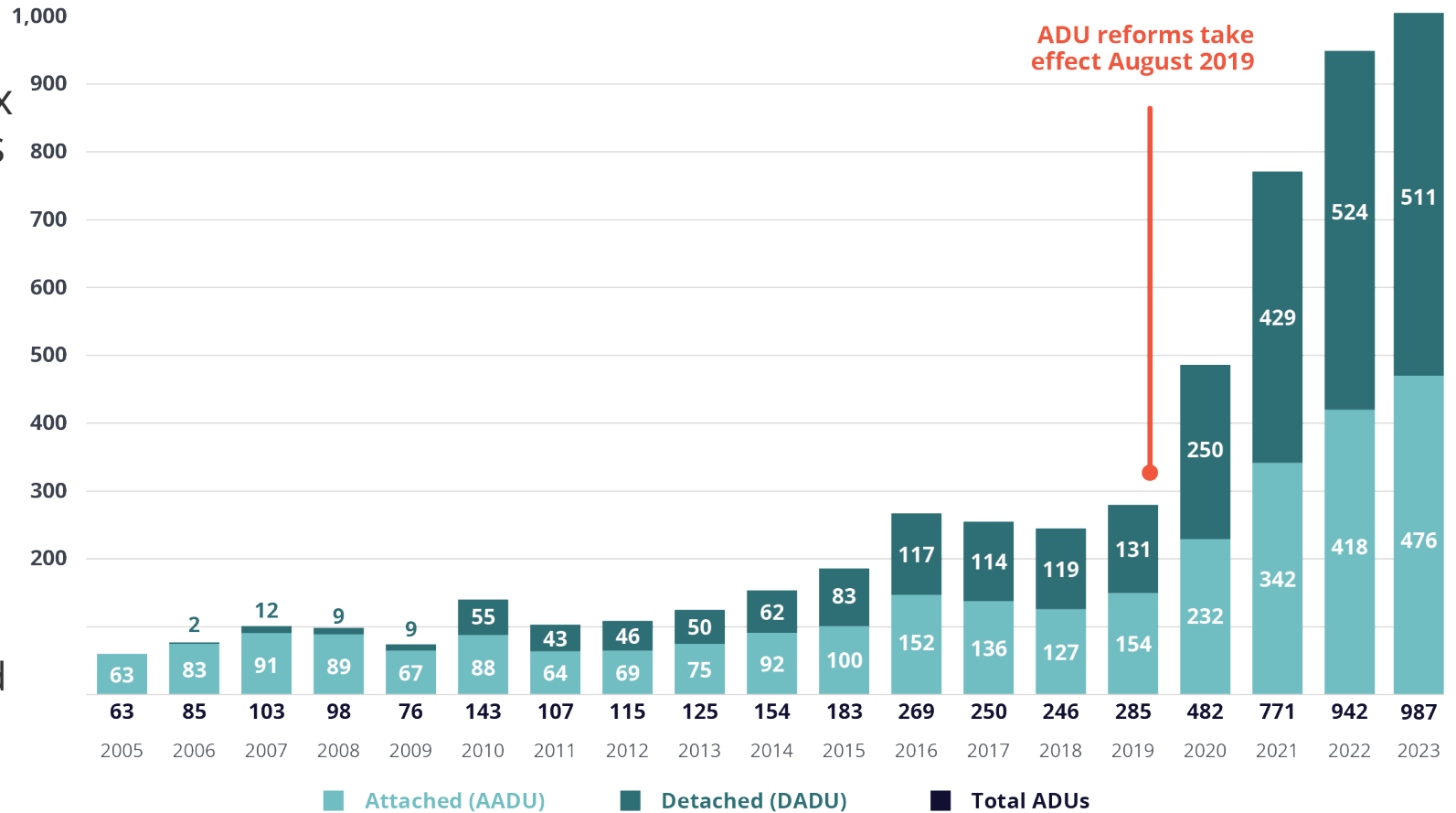


# ADU Development Trends Through 2023

## ADU permits remain high

- Permits issued remain around 4x higher than before 2019 reforms
- New applications for ADU permits declined slightly from 2022 (1,004) to 2023 (780)
- 47% of ADUs are permitted with 2 ADUs on site
- 67 DADUs (13%) utilizing pre-approved plans were permitted in 2023.
  - Permitting time remains around 50 days lower than custom DADU plans

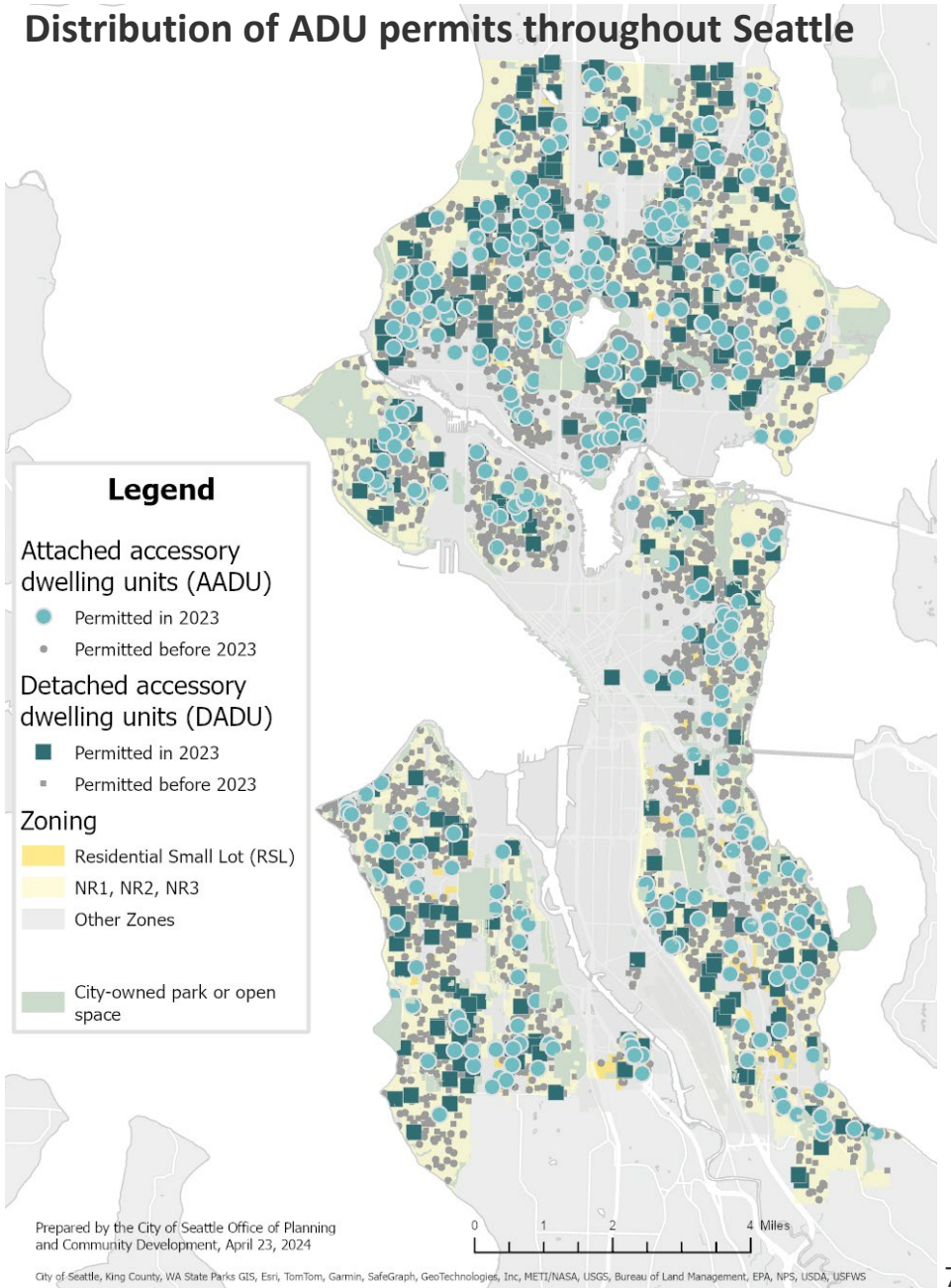
ADUs Permitted Since 2005



# The Geography of ADUs

## ADUs provide new housing opportunities across most Neighborhood Residential zones

- 87% are in Neighborhood Residential zones
- ADU permits outnumber single-family residential permits 2 to 1
- 70% of new single-family residences permitted are permitted with one or more ADUs on site
- The median lot with an ADU permitted is slightly larger than the median NR or RSL lot
- ADUs are more common in neighborhoods with lower displacement risk



# Future Considerations

## Updating Pre-Approved DADU Plans

- Necessary for plans to be updated to meet new building code
- SDCI conducts designer outreach
- Approved updates will be pre-approved until next building code update (3 years)

## Comprehensive Plan & Zoning

- ADU permits may decrease due to market shifts and anticipated zoning changes
- OPCD has an intention to preserve the option to construct ADUs even as more options become available in NR zones

 ADU Universe   [Step-by-Step Guide](#)   [Pre-approved DADUs](#)   [Property Search](#)   [ADU Rules](#)   [Data](#)   [Annual Reports](#) ▾

### Pre-approved plans

This gallery showcases DADU designs that have been pre-approved by the Seattle Department of Construction and Inspections (SDCI). Scroll through the gallery, view images of the design, and connect with its designer to use the plan.

Note: the City makes no guarantees, representations, or warranty with respect to the DADU design or construction plans, including their quality, safety, compliance with building codes or state or federal laws, or suitability for a homeowner's property. Homeowners using a pre-approved plan rely solely upon the designer, architect, or contractor for any representations, warranties, assurances with respect to the DADU design and construction plans.



**CAST Architecture**  
Cedar Cottage

467 SQUARE FEET • 1-2 BED • 1 BATH

At only 467 square feet of interior floor



**Fivedot Architects**  
Schooner

1,000 SQUARE FEET • 2 BED • 2 BATH

This family-friendly, 1,000-square-foot,



**Ahouse Studio**  
The Family

808-964 SQUARE FEET • 2-3 BED • 2 BATH

"The Family" has a flexible plan layout that

### Pre-approved Plans in ADU Universe