

Fiscal Estimate Narratives

DOR 5/14/2025

LRB Number	25-0105/1	Introduction Number	SB-0247	Estimate Type	Original
Description					
local and private regulation of accessory dwelling units					

Assumptions Used in Arriving at Fiscal Estimate

The bill requires political subdivisions with zoning ordinances to allow as a use permitted by right at least one accessory dwelling unit (ADU) on each parcel on which single-family or multi-family residential use is a use permitted by right. The bill also prohibits political subdivisions from certain regulations and fees on ADUs, among them the prohibition of charging fees other than standard building permit fees. Also, any covenant, restriction, or condition contained in a deed or other instrument affecting real property that prohibits or unreasonably restricts the construction, maintenance, or use of an ADU is void and unenforceable and prohibits a homeowners' association from restricting or preventing the construction, maintenance, or use of an ADU, except to the extent necessary to protect public health and safety.

The local fiscal effect is indeterminate as the department does not have comprehensive information on special ADU fees prohibited under the bill.

There is no state fiscal effect.

Long-Range Fiscal Implications