

Request to Remove JADU Deed Restriction

Form ID: PER-213

Pursuant to California Government Code Section 66333(c) (previously Government Code Section 65852.22(a)(3)) and Sacramento County Zoning Code Section 5.4.5.B, when a junior accessory dwelling unit (JADU) is created, a deed restriction must be recorded with the County Recorder's Office which includes applicable restrictions and limitations, including but not limited to the prohibition of the separate sale of the JADU and the requirement of owner-occupancy on the subject property.

Instructions. To request the removal of this deed restriction, please email this form and attach a copy of the following documents to planning-applications@sacounty.gov. The cost of this process is one and a half hours of planning review (PRF) as listed on the Planning Fee Schedule. For an updated fee schedule, please visit <https://landuse.sacounty.gov/fees/schedule/>.

Required Documents

- ✓ A Copy of All Pages of the Original Recorded Deed Restriction Document (a copy may be obtained from the County Recorder's office; a non-certified copy is OK)
- ✓ A Copy of the **Finaled** Building Permit removing the JADU

Application

Property Address: _____

Assessor Parcel Number (Subject Property): _____

Deed Restriction Document Number (Doc #): _____

Recording Date: _____

JADU Associated Building Permit Number (permit that created the JADU): _____

JADU Recission Building Permit Number (permit that removes the JADU): _____

Acknowledgments

An initial below indicates that the applicant acknowledges and understands the statements below:

____ I understand that the submission of this form constitutes a formal request to the County of Sacramento, a political subdivision of the State of California, to remove the junior accessory dwelling unit (JADU) deed restriction from the subject property.

___ Applicant shall defend, indemnify and hold harmless the County and its agents, including consultants, officers and employees from any claim, action or proceeding against the County or its agents, including consultants, officers or employees to attack, set aside, void, or annul the approval of this application or adoption of any environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, including any claim for private attorney general fees claimed by or awarded to any party against the County, and shall also include the County's costs incurred in preparing the administrative record which are not paid by the petitioner. The County shall promptly notify the applicant of any claim, action or proceeding. Notwithstanding the foregoing, the County shall control the defense of any such claim, action or proceeding unless the settlement is approved by the applicant and that the applicant may act in its own stead as the real party in interest in any such claim, action or proceeding.

___ I attest as the property owner of the subject property that the junior accessory dwelling unit (JADU), created by building permit _____ and recorded with document number _____ on ___ / ___ / _____, is no longer in existence as a result of building permit _____ finalized on ___ / ___ / _____, in which:

Initial one of the following statements as applicable.

- ___ The entire primary dwelling containing the JADU was demolished.
- ___ A portion of the primary dwelling containing the JADU was demolished.
- ___ The kitchen facilities in the JADU were demolished.
- ___ The JADU was converted to an ADU or another dwelling unit.
- ___ Other: _____

The signature below signifies legal authority and consent to file an application in accordance with the information above. The signature also signifies that the submitted information and accompanying documents are true and accurate, and that the items initialed above have been read and agreed to.

Owner Name: _____

Owner Phone Number: _____ Owner Email: _____

Owner Signature: _____ Date: _____