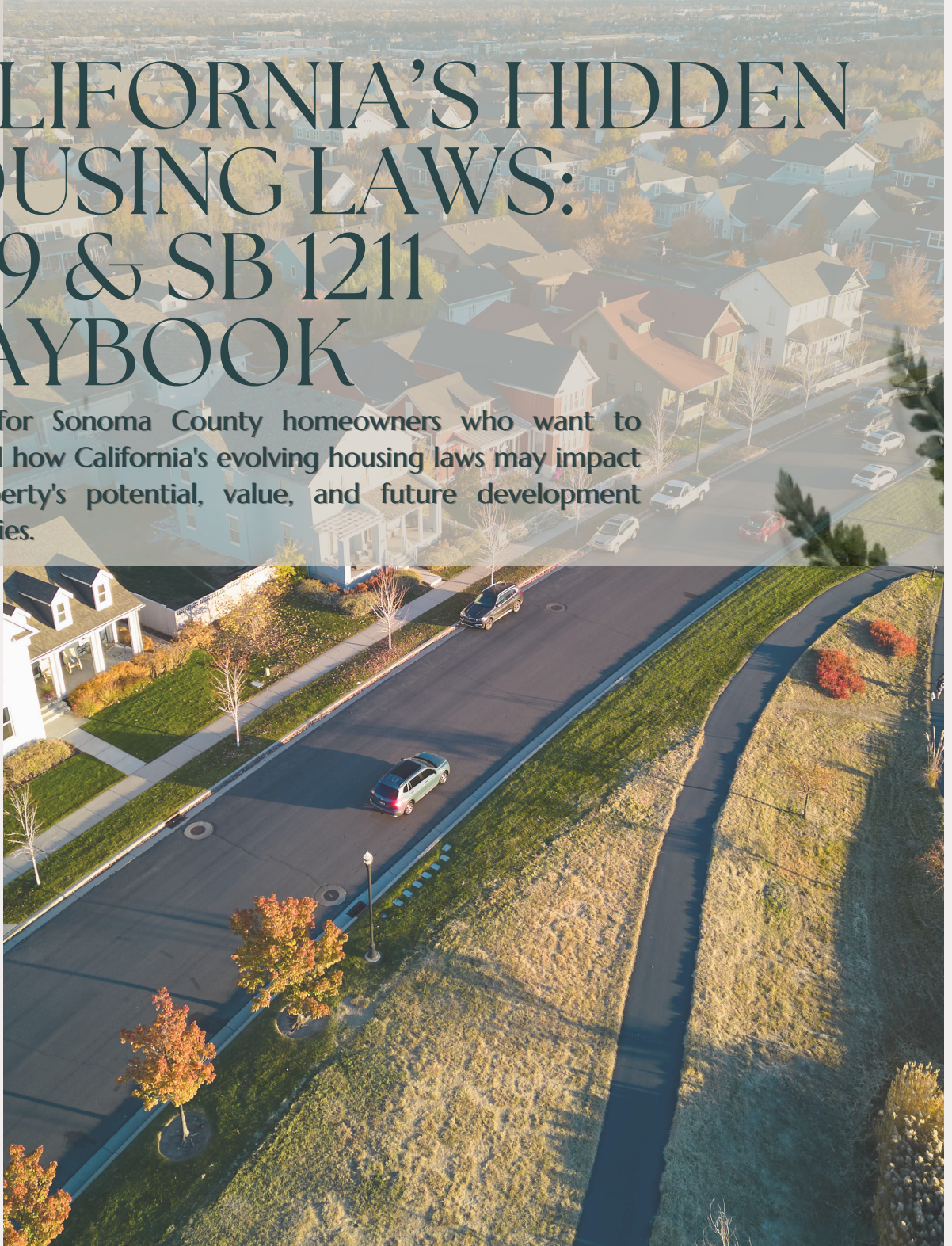




CALIFORNIA'S HIDDEN HOUSING LAWS: SB 9 & SB 1211 PLAYBOOK

Designed for Sonoma County homeowners who want to understand how California's evolving housing laws may impact their property's potential, value, and future development opportunities.



WHAT IF YOUR PROPERTY COULD DO MORE?

Most Sonoma County homeowners have no idea that recent California housing laws may allow them to create additional homes, generate rental income, house family members, or increase their property's long-term value.

Whether you're thinking about creating space for aging parents, helping adult children stay close to home, generating passive income, or simply understanding the full potential of your property, these laws may offer opportunities worth exploring. While not every parcel qualifies, many homeowners are surprised to learn that zoning and housing regulations have changed significantly in recent years, creating possibilities that may not have existed when they first purchased their home.

SB 9 — Allows eligible homeowners to split certain single-family lots and build additional homes.

SB 1211 — Expands Accessory Dwelling Unit (ADU) opportunities by allowing up to two ADUs on many single-family properties. While every property is different, these laws have opened the door to opportunities that simply didn't exist a few years ago. Learn more about what this could mean for you and your property.

SB 9: THE CALIFORNIA LOT SPLIT LAW



SB 9 was created to increase housing opportunities in existing neighborhoods.

For eligible properties, SB 9 may allow you to:

- Split one residential lot into two lots
- Build up to two primary homes on each resulting lot
- Create additional housing without traditional subdivision requirements

A Simple Example

Before SB 9:

1 Lot = 1 Home

After a qualifying SB 9 lot split:

2 Lots = Up to 4 Homes

Not every property qualifies, but for the right parcel, the impact can be significant.

Common Uses for SB 9

- ✓ Create housing for family members
- ✓ Build and sell additional homes
- ✓ Create long-term rental opportunities
- ✓ Increase overall property value
- ✓ Maximize underutilized land



Important Notes

SB 9 eligibility depends on factors including:

- Zoning
- Lot size
- Existing structures
- Easements
- Environmental constraints
- Local regulations and development standards

Always verify eligibility with Permit Sonoma and qualified professionals before making plans.

Is Your Property A Candidate?

Properties that may warrant a closer look often include:

- Larger residential lots
- Single-family zoning
- Corner lots
- Properties with significant unused yard area
- Homes located within city limits or developed residential areas

Even if you've owned your property for years, recent law changes may have created new possibilities.

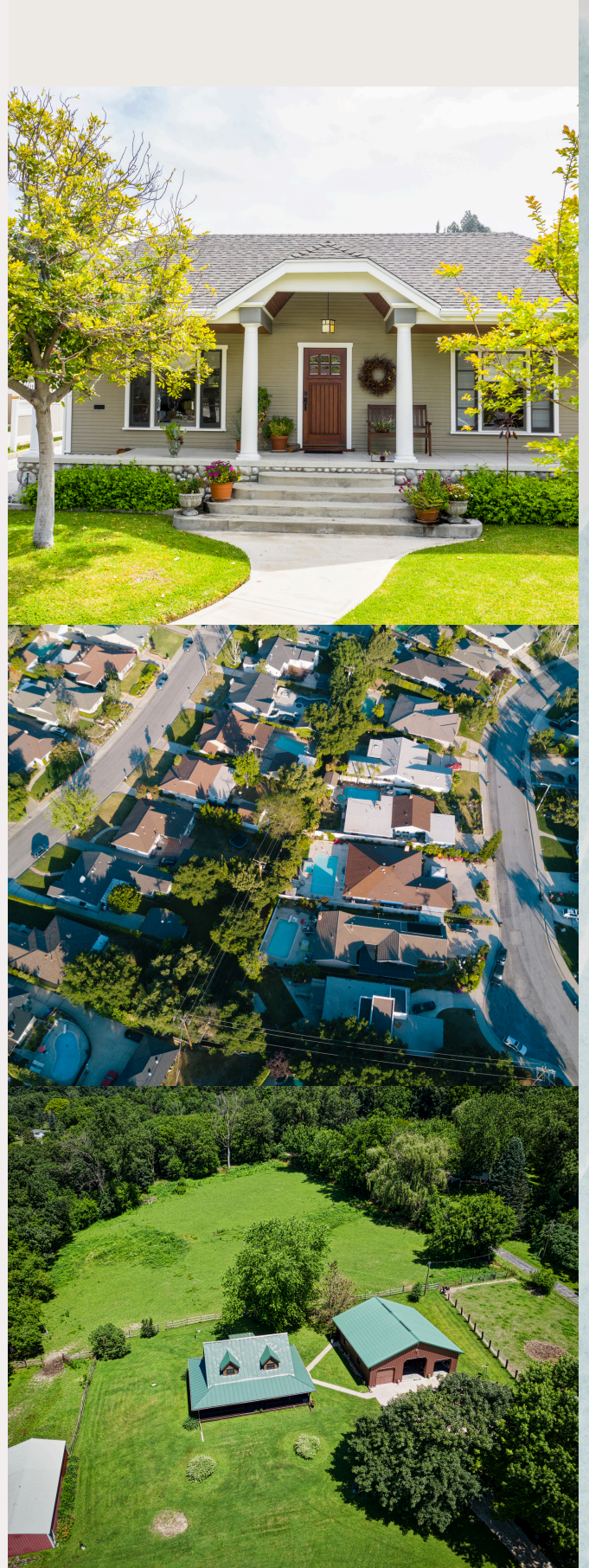
Why This Matters For Homeowners

Many California property owners are unaware of how these changes may affect what can be built on their land.

You may benefit from learning more if you are:

- Planning for retirement and exploring income opportunities
- Interested in creating housing for family members
- Looking to increase your property's flexibility and functionality
- Considering future resale value and marketability
- Curious about what today's regulations allow on your property
- Exploring options for multigenerational living
- Seeking ways to make better use of underutilized land

The first step isn't necessarily building—it's understanding your options. Many homeowners are surprised to discover that their property may offer opportunities they never knew existed.



SB 1211: The ADU Expansion Law

Accessory Dwelling Units (ADUs) have become one of the most popular ways for homeowners to add flexibility and value. SB 1211 expands those opportunities.

What Is An ADU?

An ADU is a secondary residential unit located on the same property as a primary home.

Examples include:

- Backyard cottages
- Detached guest houses
- Garage conversions
- Attached apartments
- Independent living spaces for family members

What Changed?

What Changed?

For many single-family properties, homeowners may now be able to add:

- One Primary Home
- One Junior ADU (JADU)
- Two Full ADUs

This creates far more flexibility than many homeowners realize.

Why Homeowners Are Paying Attention?

Additional units can potentially provide:

- ✓ Rental income
- ✓ Housing for aging parents
- ✓ Space for adult children
- ✓ Guest accommodations
- ✓ Home office flexibility
- ✓ Increased property value



EVERGREEN BENEFITS.

How SB 9 & SB 1211 Can Work Together

The real opportunity is understanding how these laws may interact.

Depending on your property's characteristics, zoning, and local requirements, some homeowners may be able to significantly increase the number of housing units on a parcel.

Every situation is unique, which is why property-specific analysis is essential.

TIPS:



Get in touch with a connected local expert that knows Sonoma County properties and can help advise on questions or concerns you may have.

THE BOTTOM LINE.

The biggest mistake homeowners make is assuming they know what their property can—or can't—do.

Housing laws have changed dramatically, and many Sonoma County properties may have development potential that owners have never explored.

Before making decisions:

- ✓ Review your property's zoning
- ✓ Understand lot size and constraints
- ✓ Verify local development standards
- ✓ Consult with experienced real estate and planning professionals

Curious About Your Property's Potential?

Let's talk.

I help Sonoma County homeowners understand what today's housing laws could mean for their property, future plans, and long-term value.

This guide is for educational purposes only and does not constitute legal, zoning, planning, tax, or real estate advice. Laws, regulations, and eligibility requirements may change. Always verify information with Permit Sonoma, your local jurisdiction, and qualified professionals.



REACH OUT.

Looking for more home buying tips, local insights, and real estate guidance? Be sure to explore more on the website or reach out anytime.

Jennifer Klein, REALTOR®

707-536-3019

jenniferkleinrealestate.com

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