

Property Owner Occupancy and Restrictive Covenant Provisions

Table 10-40.60.030.C. Accessory Dwelling Unit Design, Development and Exceptions Standards	
(12) Required Occupancy	(a) The property owner, which includes title holders and contract purchasers, shall occupy either the primary residence or the ADU as their principal residence. The residence or ADU that is not occupied by the property owner that is rented or leased shall be for a period of no less than 30 days.

10-40.60.030 Accessory Dwelling Units (ADUs)

E. Restrictive Covenant.

1. The property owner shall sign before a notary public a restrictive covenant that runs with the land on a form prepared by the City affirming that the property owner shall:
 - a. Occupy either the primary residence or the ADU; or
 - b. If the property owner rents or leases a property with both a primary residence and an ADU to a third party, then neither the primary residence nor the ADU shall be sub-leased.
2. The restrictive covenant shall be submitted to the City prior to the issuance of a building permit for the ADU. The City shall record the restrictive covenant after the building permit has been issued.