

This Space Provided for Recorder's Use

When Recorded Return to:
City of Auburn Planning & Development Dept.
25 W. Main St.
Auburn, WA 98001-4998

**ACCESSORY DWELLING UNIT DISCLOSURE STATEMENT &
AFFIDAVIT OF OWNER OCCUPANCY**

Grantor(s):

Grantee(s):

("Grantor/grantee" for recording purposes means the names of the parties involved in the transaction used to create the recording index. There will always be at least one grantor and one grantee for any document. In some cases, the grantor and the grantee will be the same individual(s), or one of the parties may be the public. (RCW 65.04.015.))

Abbreviated Legal Description:

("abbreviated legal description of the property" means lot, block, plat, or section, township, range, and quarter/quarter section, and reference to the document page number where the full legal description is included, if applicable (RCW 65.04.015.))

Assessor's Property Tax Parcel or Account Number:

ACCESSORY DWELLING UNIT DISCLOSURE STATEMENT

An application for a permit for an Accessory Dwelling Unit (ADU) has been submitted to the City of Auburn for this property. Future property owners are advised that the property must comply with the requirements of Section 18.31.120 of the Auburn City Code, Accessory Dwelling Units, as may be amended, if the single-family residence or accessory dwelling unit located on the property is rented or occupied.

AFFIDAVIT OF OWNER RESIDENCY

I (we) _____ own the property located at
Print name(s)

Print Property Address

Either the single-family residence or accessory dwelling unit located on the property is and will continue to be my (our) principal place of residence. I (we) understand the City of Auburn requirements for Accessory Dwelling Units, Section 18.31.120 of the Auburn City Code, and agree to comply with said requirements.

Owner

(print name)

Owner

(print name)

STATE OF WASHINGTON, COUNTY OF KING

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ the Owner(s) that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Owner(s), for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument on behalf of said Owner(s).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the date hereinabove set forth.

(Printed Name)

NOTARY PUBLIC in and for the State
of Washington, residing at _____
MY COMMISSION EXPIRES: _____

Auburn City Code, Section 18.31.120 Accessory dwelling units.

Accessory dwelling units are permitted outright in all residential zones that permit single-family homes, and may be developed with new or existing single-family homes. The development standards of the underlying zone and the following siting and performance standards shall apply to all accessory dwelling units as defined by ACC 18.04.018.

- A. The home or accessory dwelling unit must be the principal place of residence for the homeowner.
- B. Only one accessory dwelling unit may be permitted per single-family residence.
- C. An accessory dwelling unit shall not be larger than 50 percent of the square footage of the single-family home with garage space not being included in the calculation. In no case shall the accessory dwelling unit be more than 950 square feet, nor less than 300 square feet, nor have more than two bedrooms.
- D. Exterior Appearance/Modifications.
 - 1. Any alterations shall not change the appearance from that of a single-family residence, as determined by the planning director.
 - 2. Only one exterior entrance is allowed to the accessory dwelling unit and it can be located no closer than 10 feet to an adjoining property line.
 - 3. Any exterior stairs shall be placed in the rear or side setback and no closer than 10 feet to an adjoining property line.
 - 4. Where garage space is converted to living space, the garage door shall be replaced with materials that match the exterior of the house. If a detached garage is converted, its appearance must still be that of a detached garage and the detached garage must be able to be used for parking of at least one vehicle.
- E. Parking Requirements.
 - 1. The parking required for the existing single-family home must meet all requirements of the zoning code including amount, size and setback requirements in order for an accessory dwelling unit to be allowed.
 - 2. One additional parking space, beyond those required for the single-family home, is required for an accessory dwelling unit. The additional parking space must also meet all requirements of the zoning code.
 - 3. Newly created parking shall make use of existing curb cuts, when possible.
- F. An accessory dwelling unit may not be sold as a separate piece of property, or as a condominium unit, unless allowed by the existing zoning on the property.
- G. Any homeowner seeking to establish an accessory dwelling unit shall apply for approval in accordance with the following procedures:
 - 1. The homeowner shall apply for an accessory dwelling unit permit with the city. A complete application shall include a properly completed application form, floor and structural plans, and fees.
 - 2. Before issuance of the certificate of occupancy for an accessory dwelling unit, the homeowner must provide a copy of a statement recorded with the county in which the subject property is located. The statement must read:

An application for a permit for an accessory dwelling unit has been submitted to the city of Auburn by the owner of this property. Future owners are advised that the owner of the property must comply with all requirements of the Auburn Zoning Code, as amended, if the accessory dwelling unit is to be occupied or rented.
- H. If an accessory dwelling unit is to be removed, appropriate permits and inspections must first be received from the city. If a homeowner wants to remove the statement as required by subsection (G)(2) of this section from the property's title, then the city shall issue an appropriate release upon evidence that the accessory dwelling unit has been removed. The release shall be recorded by the homeowner with the county records and elections office and a copy of the recorded release shall be provided to the city. (Ord. 6419 § 4, 2012; Ord. 6245 § 15, 2009.)