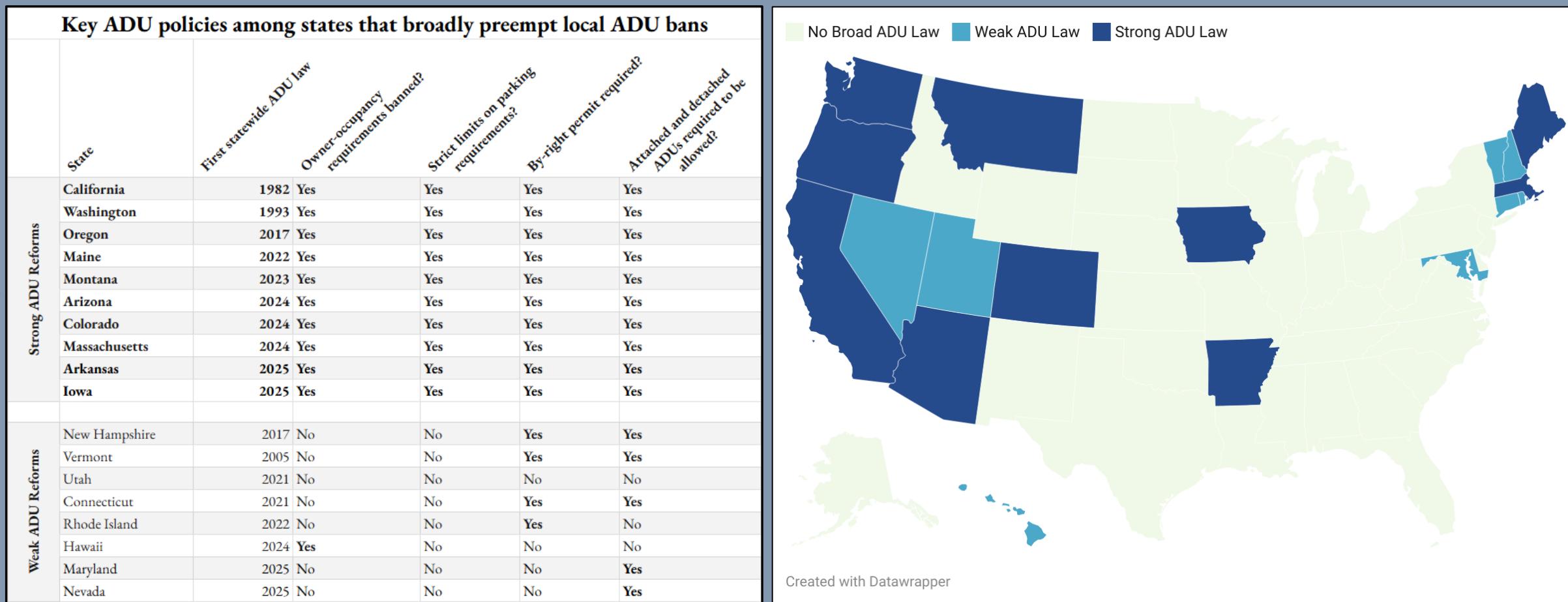


A Taxonomy of State Accessory Dwelling Unit Laws 2025

These charts summarize the preemptive policies of ADU laws from States to subject jurisdictions.

The policies listed below are directives from States to subject jurisdictions.

For each column below, “Yes” is the answer for more permissive ADU reforms, and “No” is the answer for less permissive reforms.



State	Policies on ADU design and siting				Policies on infrastructure and fees				Additional policies that affect homeowners' rights to build ADUs							
	Limits side and rear setback requirements to ≤5 ft	Requires allowance of 24-feet tall or two-story ADUs by right?	Square footage size allowance that would allow the owner of a 1,000 sq ft house to add an ADU that is ≥600 sq ft?	Prevents local regulations that require the ADU to match the single-family house aesthetically?	Requires allowance of a shared water and sewer lateral?	Requires allowance of shared metering for electric, water, and gas?	Prevented from requiring street improvements for ADU permit?	Reduces or eliminates impact fees for ADUs?	Allows two or more ADUs?	Does not ban the condoization of ADUs?	Supersedes HOA bans on ADUs?	Applies in localities regardless of population size?	Applies in rural or unincorporated areas?	There is a statewide authority to oversee compliance with ADU law?		
Arizona	Yes	No	Yes	Yes	No	No	Yes	No	Yes	Yes	No	Yes	Yes	No	Yes	No
Arkansas	No	No	Yes	Yes	Yes	No	Yes	Yes	No	Yes	No	Yes	Yes	No	Yes	No
California	Yes	No	Yes	No	Yes	No	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
Colorado	No	No	Yes	No	No	No	No	No	No	Yes	Yes	Yes	No	No	Yes	Yes
Iowa	No	No	Yes	Yes	Yes	Yes	Yes	No	No	Yes	No	Yes	Yes	Yes	No	No
Maine	No	No	No	No	No	No	No	No	No	Yes	No	Yes	Yes	Yes	No	No
Massachusetts	No	No	No	No	No	No	No	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes
Montana	No	No	Yes	Yes	No	No	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes	No
Oregon	No	No	No	No	No	No	No	No	No	Yes	No	No	No	No	No	Yes
Washington	No	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes

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