

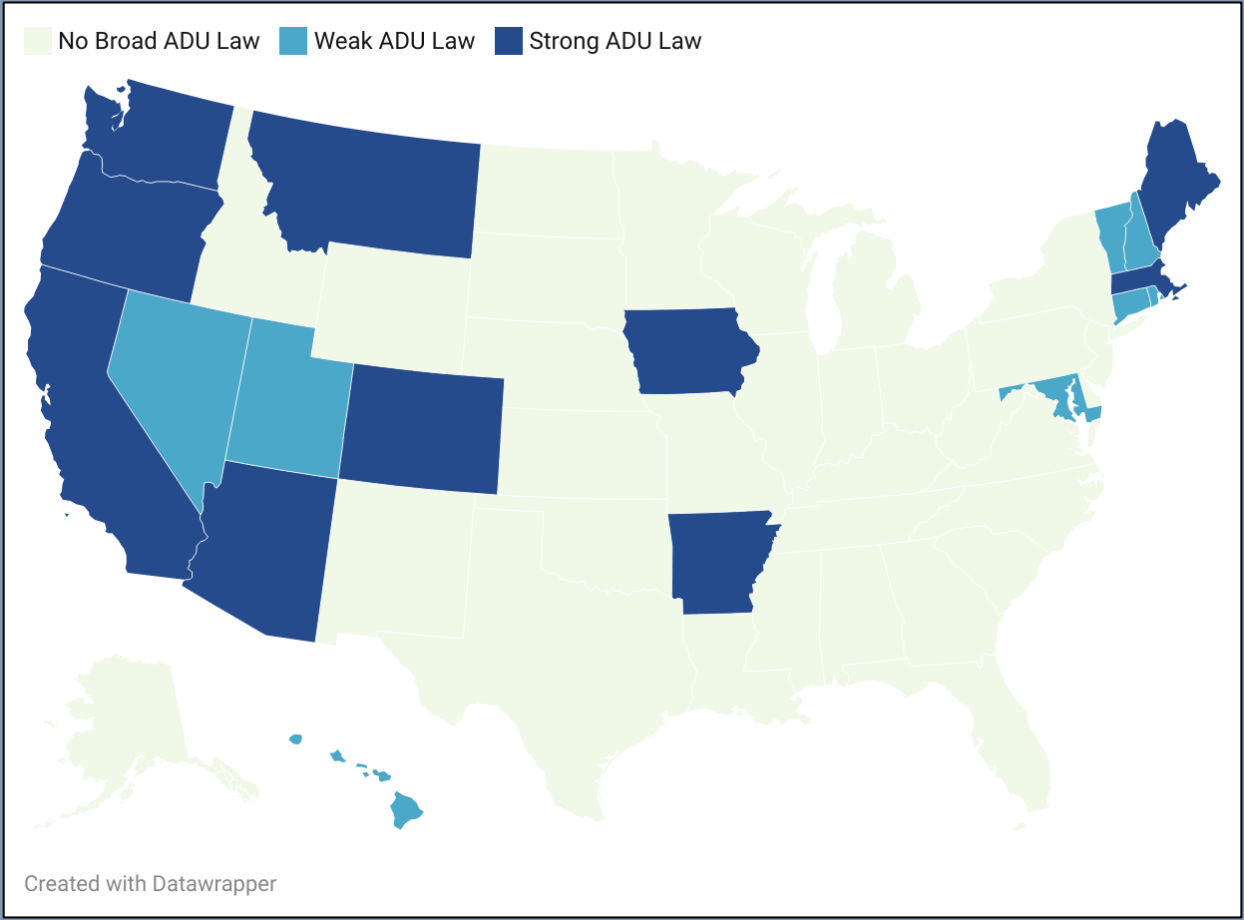
# A Taxonomy of State Accessory Dwelling Unit Laws 2025

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.

Key ADU policies among states that broadly preempt local ADU bans						
	State	First statewide ADU law	Owner-occupancy requirements banned?	Strict limits on parking requirements?	By-right permit required?	Attached and detached ADUs required to be allowed?
Strong ADU Reforms	California	1982	Yes	Yes	Yes	Yes
	Washington	1993	Yes	Yes	Yes	Yes
	Oregon	2017	Yes	Yes	Yes	Yes
	Maine	2022	Yes	Yes	Yes	Yes
	Montana	2023	Yes	Yes	Yes	Yes
	Arizona	2024	Yes	Yes	Yes	Yes
	Colorado	2024	Yes	Yes	Yes	Yes
	Massachusetts	2024	Yes	Yes	Yes	Yes
	Arkansas	2025	Yes	Yes	Yes	Yes
	Iowa	2025	Yes	Yes	Yes	Yes
Weak ADU Reforms	New Hampshire	2017	No	No	Yes	Yes
	Vermont	2005	No	No	Yes	Yes
	Utah	2021	No	No	No	No
	Connecticut	2021	No	No	Yes	Yes
	Rhode Island	2022	No	No	Yes	No
	Hawaii	2024	Yes	No	No	No
	Maryland	2025	No	No	No	Yes
	Nevada	2025	No	No	No	Yes



States with Strong ADU 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-foot 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 condolization 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	
Arkansas	No	No	Yes	Yes	Yes	No	Yes	Yes	No	Yes	No	Yes	Yes	No	
California	Yes	No	Yes	No	Yes	No	No	Yes	Yes	No	Yes	Yes	Yes	Yes	
Colorado	No	No	Yes	No	No	No	No	No	No	Yes	Yes	No	No	Yes	
Iowa	No	No	Yes	Yes	Yes	Yes	Yes	No	No	Yes	No	Yes	Yes	No	
Maine	No	No	No	No	No	No	No	No	No	Yes	No	Yes	Yes	No	
Massachusetts	No	No	No	No	No	No	No	No	No	Yes	No	Yes	Yes	Yes	
Montana	No	No	Yes	Yes	No	No	Yes	Yes	No	Yes	No	Yes	Yes	No	
Oregon	No	No	No	No	No	No	No	No	No	Yes	No	No	No	Yes	
Washington	No	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	No	No	Yes	