

State	Bill or Code Number	Year Passed	Bill Link	Jurisdiction Applicability	Min Sq Ft of Unit	Max Sq Ft of Unit	Set Min Lot Size More Restrictive Than Single Family Unit	Owner Occupancy Requirement?	Parking Requirements	Familial Relationship Requirement?	Set Backs	Water/Sewer	By Right?	Short-Term Rentals	Restrictive Covenant Override	Allow for Design Restrictions?	Assess Impact Fees?	Maximum Fee for Review?	Require Public Street Improvements?	Notes	
Montana	SB 528	2023	http://laws.leg.mt.gov/bills/2023/528/SB/528/528.htm	Only to municipalities	Not specified	Must be lesser of 75% of single-family dwelling or 1,000 sq ft	Prohibited	Prohibited	Prohibited, as well as fee in lieu	Prohibited	Prohibited	A municipality may require an accessory dwelling unit to have a well-sewer letter from both a municipal water system and a municipal sewer system.	Yes, one unit by right	Jurisdictions can prohibit/regulate short-term rentals in ADUs	Prohibits jurisdictions from imposing restrictive covenants concerning ADUs, but does not override those agreed to by private parties	Prohibited	Prohibited	\$250	Prohibited		
Washington	HB 1337	2023	https://app.leg.wa.gov/billsSummary?BillNumber=1337&Subject=Housing&Year=2023	Cities and counties	Not specified	Jurisdictions may not impose requirements of less than 1,000 sq ft	Same as that of the principal unit	Prohibited	Varied*	Not specified	Must not be more restrictive than the principal unit	Jurisdictions can prohibit ADUs on lots not connected to public sewer	*"must allow"	Jurisdictions can prohibit/regulate short-term rentals in ADUs	"A city or county issuing a permit for the construction of an accessory dwelling unit may not be held civilly liable on the basis that the construction of the accessory dwelling unit would violate a restrictive covenant or deed restriction."	Not more restrictive than the principal unit	Not greater than 50% of that which would imposed on the principal unit	Not specified	Prohibited	"This bill only applies to "urban growth areas." Must allow two (2) units on any lot. Roof height limit cannot be less than either 24 ft or the limit imposed on a principal unit. Invalidates restrictive covenants that may prevent an ADU. *Prohibited if near major transit stop. Allowed requirement of 1 space per unit on lots of 6,000 sq ft or less, 2 per unit if greater than that. These prohibitions don't apply if a jurisdiction can demonstrate that they impose a safety risk. Zoning ordinance updates, pursuant to the bill, must be adopted by jurisdictions within six months after the next "periodic" comprehensive plan update. Requires state review of comprehensive plans and development regs for compliance with sections 3 and 4 of the Act.	
Connecticut	HB 6107	2021	https://legis.courts.ct.gov/sectors/legislation/bills/2021/06107	Municipalities, defined as a district establishing a zoning commission	Not specified	Jurisdictions shall set a maximum of "not less than 30% of the net floor area of the principal dwelling, or 1,000 sq ft, whichever is less."	Must not be more restrictive than the principal unit	Not specified	Cannot require more than one, not fees in lieu	Prohibited	Must not be more restrictive than the principal unit	Must not be more restrictive than other requirements where "well or private sewerage system is being used, provided approval for any such accessory agreement shall not be unreasonably withheld". Changes the definition of community sewerage system to not include a sewerage system serving only a principal unit and an accessory unit.	Yes	Jurisdictions can prohibit/regulate short-term rentals in ADUs	Not specified	Not more restrictive than single-family dwellings	Not specified	Not specified	Not specified	The bill enables jurisdictions to "opt-out" if they hold a 2/3rd vote to do so and hold a public meeting, among other requirements. Application must be reviewed within 65 days, unless mutually agreed to extension. Cannot condition approval of an ADU on remediation of nonconforming use, structure, or lot.	
California	Title 7, Division 1, Chap 4, Article 2, Section 65662.2	Several years (Mostly 2016 and 2020)	https://law.justia.com/codes/california/2022/code-of-judicial-administration/article-4/section-65662-2	Jurisdictions or "local agencies"	May not establish a min sq ft that "prohibits an efficiency unit."	"if attached, no more than 50% of existing primary dwelling. If detached, not more than 1,200 sq ft. May not establish a max sq ft that is less than either 800 sq ft or 1,000 sq ft for a unit with more than one bedroom"	Not specified**	Prohibited for units permitted between 2020 and 2025. Otherwise allowed	Generally allowed, but prohibited in certain circumstances (e.g., within 1/2 mile of public transit, when in a historic district). "City" Parking requirements for accessory dwelling units shall not exceed one parking space per accessory dwelling unit or per bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway."	Not specified**	If existing structure is converted to ADU, no setback required. Otherwise, no more than 4 ft side and rear lot lines	"May be based on the adequacy of water or sewer services and the impact of adus on traffic flow and public safety"	a local agency may require that an accessory dwelling unit be used for rental of terms longer than 30 days, notwithstanding owner occupancy restrictions	Not specified	Not specified**	Prohibited if unit is less than 750 sq ft, otherwise must be in proportion to the sq ft of the primary dwelling unit	Not specified, but explicitly allows jurisdictions to impose a fee	Not specified**	Must process the applications within 60 days of receipt or deemed approved *California allows jurisdictions to pass an ordinance governing ADUs with the following requirements. If they do not pass an ordinance, then ADUs are still permitted under the terms of this section of the code. **In this section of the code, CA explicitly states that "This subdivision establishes the minimum standards that local agencies shall use to evaluate a proposed accessory dwelling unit on a lot that includes a proposed or existing single-family dwelling. No additional standards, other than those provided in this subdivision, shall be adopted or imposed except that, subject to subparagraph (B), a local agency may require an applicant for a permit issued pursuant to this subdivision to be an owner-occupant or that the property be used for rental of terms longer than 30 days." *Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.		
New Hampshire	SB 146	2016	https://legiscom.nh.gov/legislation/bills/2016/146	Only to municipalities	Not specified	A municipality may also establish minimum and maximum sizes for an accessory dwelling unit, provided that size may not be restricted to less than 750 square feet.	For internal/attached ADUs, may not exceed that which is required for a single-family dwelling. For detached, they may require an increased lot size.	Permitted, but cannot specify which unit the owner occupies	Permitted, 674.71 (V)	Prohibited	May not exceed that which is required for a single-family dwelling	674.71 (V): "The applicant for a permit to construct an accessory dwelling unit shall make adequate provisions for water supply and sewerage disposal for the accessory dwelling unit in accordance with RSA 485-A:38, but separate systems shall not be required for the principal and accessory dwelling units."	By right*	Not specified	Not specified	Allowed "to maintain the aesthetic continuity with the principal dwelling".	Not specified	Not specified	Not specified	Not specified	This law only requires municipalities to allow internal ADUs ("An interior door shall be provided"). They are not required to allow detached ADUs. If a municipality adopts a zoning ordinance on ADUs, then they may allow them either by right or by special exception. If the municipality has no zoning ordinance, then they are automatically allowed by right. If ZD doesn't have an ADU provision, then one ADU is a permitted accessory use, by right, to any single family detached unit in the municipality. Cannot limit to only one bedroom
Oregon	HB 2001	2019 (Originally enabled in 2017)	https://legis.oregon.gov/bills/2019/01/01/2019HB02001	Only applies to cities with populations greater than 2,500 or counties with a population greater than 15,000 "within the urban growth boundary"	Not specified	Not specified	Not specified	Prohibited	Cannot require additional off-street parking	Not specified	Not specified	Not specified, but also not excluded from "reasonable local regulator" definition	"shall allow" at least one ADU in areas zoned for detached SFD	Permits owner occupancy and off street parking requirements for SFRs, as defined in ORS 90.100	Not specified	Not specified	Not specified	Not specified	ADUs are allowed "subject to reasonable local regulations relating to siting and design." This one is pretty sparse with its language Section 7(5)(a) Shall allow within the urban growth boundary and areas zoned for SFD, the development of at least one ADU. Section 7(6) permits local governments to require owner-occupancy or off-street parking for "vacation occupancies"		
Maine	HP 1489	2022	https://legislature.maine.gov/bills/updates_es.aspx?PE=1456&sum=133&open=HP1489	Only to municipalities	190 sq ft, or any modified minimum lot size established by the Technical Building Codes and Standards Board	Not specified	Not specified	Not specified	Cannot require additional parking beyond that which is originally required for the principal unit	Not specified	For internal and attached units, must be the same as the principal unit, but the municipality may establish more permissive dimensional and set back requirements for an ADU.	ADUs subject to the specific disposal minimum lot and multi unit restrictions of Title 12, Chapter 429-A. Essentially ADUs are not required to be permitted if these requirements are not met. ADU owner must provide written verification that the ADU is connected to adequate water and sewer services before issuing occupancy permit. (Section 7)	"shall allow an accessory dwelling unit to be located on the same lot as a single-family dwelling unit in any zone in which housing is permitted"	An ADU cannot be rented for a period of less than 30 days, but this does not apply to ADUs constructed or permitted prior to April 20, 2022	No	Not specified	Not specified	Not specified	Not specified	This law on ADUs cannot supersede a restrictive covenant, easement, or deed restriction that imposes restrictions on ADUs. *In a 2023 update to the law, the legislature specified that ADUs cannot be subject to planning board approval (https://legislature.maine.gov/bills/updates_es.aspx?LD=1718&sum=31). 4364-B(4)(A): municipality shall exempt and adu from any density requirements or calculation related to the area in which the adu is constructed 4364-B(5) An ADU must comply with shoreland zoning requirements of Title 38, Chapter 3 and local shoreland ordinances	
Rhode Island	H 6082	Passed by House in 2023, currently in Senate Committee	http://webserver.sjs.state.ri.us/BillText/BillText423/2023/04/19/06082.pdf	Applies to all zoning ordinances	Not specified	900 sq. ft	Prohibited	Permitted	Cannot require more than one off-street parking space beyond what is already required for the primary dwelling	Prohibited	Cannot impose "unreasonable" dimensional requirements or other development standards that preclude ADU development	"A municipality shall not require such permitted ADUs to make infrastructure improvements, including, but not limited to, separate water or sewer service lines or expanded septic system capacity, unless such improvements and/or modifications are required for compliance under state law or regulation"	Yes, one unit by right	ADUs cannot be offered as short term rentals	Yes	Cannot impose "unreasonable" dimensional requirements or other development standards that preclude ADU development	Municipalities may exempt ADUs from impact fees	Cannot exceed those charged for a new SF dwelling	Not specified	Applies to all residential zoning districts which permit single-family, two family, and multi-family dwellings. Includes the fair housing language that states a municipality cannot "discriminate against populations protected under state and federal fair housing laws" ADUs cannot be counted toward density of a new for new primary dwelling units or subdivision applications.	
Colorado	SB 23-213	Failed	https://leg.colorado.gov/bills/2023/sb23-213	Local Government Land Use decisions cannot limit ADU development	500 sq. ft	800 sq. ft	Not specified	Prohibited	Prohibited	Not specified	Prohibited from being more restrictive than single-family setbacks in same zoning district unless necessary to comply with public health or safety standards	Jurisdictions may request exemption or relaxation of ADU requirements in specific geographic areas if it can demonstrate that water, sewer, wastewater, or stormwater services are sufficient to meet ADU development	Yes	Jurisdictions can impose requirements	Yes	Prohibited from being more restrictive than single-family units in the same zoning district. Historic district standards and procedures can be applied in such districts.	Permitted	Not specified	Not specified	Would have required the executive director of the department of local affairs to promulgate and ADU model code requiring ADUs to be permitted by right in any part of a municipality where the municipality permits single-family detached dwellings by right. Jurisdictions can either adopt model code, another that meets the minimum standards, or be subject to the bill established minimum standards. Prohibits a Planned Unit Development resolution or ordinance from restricting ADUs	
Arizona	SB 1117	Failed	https://legis.com.az/bills/2023/sb1117	Municipality with a population greater than 30,000	Not specified	Not specified	Not specified	Prohibited	Prohibited	Not specified	Not specified for ADUs	Not specified	May not prohibit in zones permitting residential uses	Municipality can require an ADU to have a lease of at least 3 months	Not for "dwelling design elements"	Prohibited	Not specified	Not specified	Not specified	ADU requirements would have been only for those municipalities with a population greater than 30,000. The bill would also have applied other restrictions on back, lot and off-street exclusionary zoning requirements on the same municipalities. Does not apply to municipally owned tribal land, an area designated as a district of historical significance, or an area that is designated as historic on the national register.	