ADUs By-Right
A bill to require that all localities permit accessory dwelling units by-right

**The Goal**
To increase Virginia's supply of affordable housing by giving homeowners the right to repurpose or build an additional housing unit on their property.

**WHAT IS AN ADU?**
Accessory Dwelling Units (ADUs) are residential units that exist on the same parcel as single-family homes. In order for a single-family homeowner to add an ADU, they must go through an expensive and time-consuming process with the local government.

**WHAT ARE THE BENEFITS OF ADUS?**

**A LOW HANGING FRUIT FOR ADDRESSING VIRGINIA'S AFFORDABLE HOUSING SUPPLY CHALLENGE**

- **No additional land costs**
  - the cost of land is one of the greatest barriers to the creation of new housing. ADUs exist on already owned land.

- **A cost-effective option for older adult homeowners to downsize to smaller and accessible living spaces and rent out the larger home on the property.**

- **An option for younger homeowners to have a space for aging relatives or caretakers.**

- **An option for homeowners to offer an affordable home to their extended family, aging relatives, or non-related renters.**

- **An additional source of income for retirees on limited incomes.**

**THE NEED**
Virginia has a shortage of over 200,000 affordable, quality, and accessible rental homes.

**Enabling ADUs by-right = Quicker, less costly route to more homes**

Fewer barriers such as special use permit process, fees, and parking requirements, mean a greater likelihood homeowners will opt to create ADUs.

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