

## **Tiny House Placement**

Tiny houses can be used for different purposes: personal use, rental property, business, or as a road vehicle for traveling. Regardless of your purpose, there are different options of where you can place a tiny home. Due diligence is the responsibility of the buyer.



### **1. ADU:**

The accessory dwelling unit, or ADU, is also known as an in-law or mother-in-law unit, secondary dwelling unit, granny flat or carriage house. An ADU has its own kitchen, living area and a separate entrance. An ADU may be attached to a house or garage, or it can also be built as a stand-alone unit, but it generally will make use of the water and energy connections of the primary house.

An ADU is a legal way of placing a tiny house on your property, which will also require permits and fees. When you buy a tiny house from Pacifica Tiny Homes, we will provide you with a package that includes a set of plans, with foundation specifications that you can submit to your local Planning Department for approval. In order to be approved as an ADU, most cities also require that the structure be made permanent, so it will need a foundation to be placed upon. So far, this package has worked with various cities. Our proposed foundation drawings, include a foundation that can be dismantled in case of an emergency, or if you want to move the tiny house to a new location in the future. **Permit fees and foundation costs are additional and can be added to the financing loan. \***

### **2. RV parks/recreational parks, mobile home communities, or tiny house communities.**

RV parks/recreational parks:

We are certified with **Pacific West Tiny Homes, Inc.** to offer RV certifications for NFPA 1192 and ANSI 119.5. It passes all of the transportation standards, which makes it acceptable in many locations that also allow RV's. RV park fees vary.

Mobile home communities.

Mobile home communities require that tiny houses be built by licensed manufacturers for safety reasons. Monthly fees to maintain a tiny house in a mobile home community vary.

Tiny house communities:

There are many tiny house communities scattered throughout the country, that you can try to join. A good place to find one is at [www.MyTinyHouseParking.com](http://www.MyTinyHouseParking.com)

**3. Recreational use:**

If you would like a tiny house for recreational purposes, you are allowed to keep it on your property, but it cannot be habitable. Most cities require that RV's, boats, and trailers be fenced in on the property with a 6 foot high fence, and have a clearing of 5 feet all around. Tiny houses cannot be kept on a residential street, unless they are attached to a vehicle. Even then, they are subject to being fined, as they must be moved every 72 hours, like most RV's. Consult your local RV, boat, and trailer guidelines for details. Living in a tiny house without a permit is also subject to fines.

**4. No Zoning:**

Generally speaking, "no zoning" means there are no restrictions placed on the use for the property; it can be used for residential, commercial, or any desired use, as long as it is legal. If your area is categorized as "no zoning," that means there are not any laws that restrict you from living in or putting a tiny house on your property. You are also not required to place the tiny house on a foundation.

**5. At your own risk parking:**

Tiny houses can be placed anywhere that they can fit. If you place it on someone's property or your own backyard without proper permits or permission from the city, you are at risk of being fined depending on where you live, and how strict your local municipality is. People can sometimes have tiny homes on their property without any issues or complaints, but a call from a nosy neighbor to the city may create problems. Pacifica Tiny Homes does not recommend this option.

**NOTE: Pacifica Tiny Homes does not recommend for anyone to illegally live in or place a tiny home without proper permits or consultation from your planning department. We are not liable for any fines or legal issues that you may encounter. Due diligence on where to place a tiny home and getting approval is the buyer's responsibility.**

**\*Foundation, permits, and delivery are all additional costs, which can be added to the financing and overall price.**