



**SUBJECT: HOW TO RECORD ADU NOTICE OF CONDITIONS AND RESTRICTIONS**

Pursuant to State law, all Accessory Dwelling Units (ADU) need to be identified as existing on a property via the provided "ADU Notice of Conditions and Restrictions". A condition will be applied to any building permit for an ADU, requiring that the provided document must be recorded on the property prior to final inspection for the permit.

**Instructions to record:**

1. Fill out the cover page of the attached form (you will need to wait for the ADU's address to be assigned in order to complete this portion)
2. On page 2 and 3, get notarized signatures from all property owners listed on grant deed
3. Attach the legal description of the property to the attached document (the legal description is the description of the property boundaries; if you don't have it, you can obtain a copy of the grant deed from the Clerk Recorder's Office which will contain the legal description)
4. Label "Exhibit A" at the top of Legal Description page
5. Record the packet at the Clerk Recorder's Office at 1021 I Street, Suite 101, Modesto, CA 95354. An appointment may be required to record the form; the Clerk Recorder's Office can be contacted at (209) 525-5250 to schedule an appointment
6. The Recorder should provide a copy of the cover page with a stamp at the top right showing the recording number. Please provide a copy of this document to the Planning Department. After which, the lock on the final inspection will be lifted and you can schedule your final inspection

Please contact the Planning Department at [planning@stancounty.com](mailto:planning@stancounty.com) or (209) 525-7509 if you have any questions.

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Stanislaus County  
Department of Planning  
and Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

---

**ACCESSORY DWELLING UNITS  
PUBLIC FACILITY FEES DECLARATION  
NOTICE OF CONDITIONS AND RESTRICTIONS**

---

Building Permit Number: \_\_\_\_\_  
Assessor's Parcel Number (APN): \_\_\_\_\_  
Property Owner(s): \_\_\_\_\_  
Site Address: \_\_\_\_\_  
Accessory Dwelling Unit Address \_\_\_\_\_

Legal Description: (See Attached Legal Description)

NOTICE IS HEREBY GIVEN that the above building permit was issued for an Accessory Dwelling Unit ("ADU") as defined by GOV 65852.2(D) and described within the County's Public Facilities Fee Program ("Program") and/or the Stanislaus County Code ("Code") at the time of building permit issuance. In accordance with definition at that time, the ADU must conform with the following criteria:

- The ADU shall not exceed a maximum of 1,200 square feet in size

Any expansion, replacement, or change of use of the ADU shall be subject to the issuance of a building permit for the expansion, replacement, or change of use and shall be in conformance with the Program and Code criteria in place at the time of building permit issuance. Conformance shall include, but not be limited to, the payment of additional Program fees.

By signing below the Property Owner(s) have declared that:

- No other ADU exists on the property described in the attached legal description, in conformance with current state and local regulations; and

The undersigned is/are the legal owner(s) of the property indicated above and acknowledge(s) responsibility to comply with all Program and Code requirements as outlined in this notice of conditions and restrictions.

Legal Owner Signature(s) – Each property owner signature must be notarized. (Attach additional sheets if needed)



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of \_\_\_\_\_,

On \_\_\_\_\_ before me, \_\_\_\_\_  
(Insert name and title of the officer)

personally appeared \_\_\_\_\_  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature - - - - - (Seal)