

**SANTA CRUZ COUNTY PLANNING DEPARTMENT POLICY/ORDINANCE  
INTERPRETATION**

Interpretation No.: RES-2<sup>nd</sup> UNIT-FEE (01)  
Effective Date: 06/30/06  
Originally Issued: Replaces method used since January 1995

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**Question:**

*What category of Capital Improvement Fees should be charged for Second Units?*

**Applicable Ordinance Section(s)  
And/or General Plan/LUP Policy(ies)**  
13.10.681(d)9

**INTERPRETATION:**

The Capital Improvement Fees for Second Units will be charged on a per bedroom basis, with studios counting as one bedroom. This interpretation is applicable to all building permits issued on or after the date of this interpretation.

**Reason:**

The Board of Supervisors adopted Ordinance 4346, in January 1995, changing the method of calculating Capital Improvement Fees from a per unit charge to a bedroom/unit charge. The ordinance amendment language and subsequent fee resolutions did not specify the appropriate fee calculation method for Second Units.

Beginning in January 1995, staff treated Second Units as new single-family dwellings for calculating Capital Improvement Fees. It was assumed that these Units would have the same impact as new houses and should, therefore, be charged for these impacts.

Since 1995, staff has found that Second Units are smaller and generally have fewer bedrooms than primary single-family dwellings. Their impacts are not equal to a primary single-family dwelling and, therefore, should not be charged in the same way.

Habitable accessory structures are charged on a bedroom basis. Since Second Units are also accessory structures to the primary residences, they should also be charged on a per bedroom basis.

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Tom Burns  
Planning Director

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Date

**13.10.681(d)9**