



## TINY HOMES

We are aware that Tiny Homes have been featured in several TV programs in the last few years. In an area with high rent costs and higher property costs, Tiny Homes may sound like an appealing option. Tiny Homes on wheels are legally considered recreational vehicles and must be registered with the DMV, not the Building Department.

Please see Planning Regulations below. Recreational vehicles may not be permanently used as mobile homes.

### Building Regulations

Following is general information pertaining to this topic:

- 2019 California Residential Code includes Tiny Homes in appendix Q. This allows steep stairs, small loft spaces, and lower ceiling heights.
- Per code, the Home must comply with all other code requirements such as foundations, connections to foundation etc. In other words, though it may be very small, the building code treats all houses alike.

### Planning Regulations

- Contra Costa County has no planning regulation recognizing "Tiny Homes". However, below are certain sections of the Code that may be relevant to the establishment of a small independent living unit.
- Contra Costa County amended Code Section 82-24 – Second Units as a response to Assembly Bill 2299 and Senate Bill 1069 for Accessory Dwelling Units (ADU). An Accessory Dwelling Unit must be on a permanent foundation and located on a property in which there is already a primary residence. For more information, please refer to [County Code Section 82-24](#), or call (925) 655-2700.
- Mobile Homes must comply with [County Code Section 84-68.20 – Temporary Use](#).
- For permanent mobile homes on an undeveloped lot, please refer to [County Code Section 84-68.16 – Permanent Use](#).
- Please consult with your utility companies regarding their fees and regulations for hook-ups.



Contra Costa County Department of Conservation and Development

Application and Permit Center-30 Muir Rd., Martinez, CA 94553 - 925-655-2700, FAX 925-655-2744

Building and Planning Staff are available 8:00 a.m. to 5:00 p.m. Monday thru Thursday and 7:30 a.m. to 4:00 p.m. on Friday

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