



TINY HOMES

These requirements are valid as of January 1, 2017.

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. Although we appreciate the need for affordable housing, Tiny Homes have not been written into either our Planning codes or into the national ICC or California Building (Safety) Codes. Following is general information pertaining to this topic:

- California Building Code does not recognize anything called a "Tiny Home". 2016 CRC R304.5 stipulates minimum "Efficiency dwelling unit" size as including the following 4 items:
 - A 220 sf minimum living room with additional 100 sf for each occupant in excess of two.
 - A separate closet.
 - A kitchen sink, cooking appliance and refrigeration facilities each having a 30" minimum clear working space and code conforming light and ventilation.
 - A separate bathroom containing a toilet, lavatory, and shower or tub.
- In order to comply with California Building 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.
- A Tiny Home on wheels is legally considered a recreational vehicle and must be registered with the DMV. Please see planning regulation below for location of recreational vehicles used as mobile homes.

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) 674-7200.
- 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.

