

Methodology for Calculating Quimby Fees Associated with Accessory Dwelling Units ≥ 750-SF

In accordance with Senate Bill 13, the fee to be charged for an accessory dwelling (ADU) of 750 square feet or more must be proportional to the square footage of the primary dwelling unit.

The fee calculation for an ADU is thus a two-step process, first calculating the fee based on the current fair market value of the primary residence, and then establishing a proportional fee value for the ADU.

Example: Median Home Value in Thousand Oaks (2/5/2020): \$736,424
Cost Per SF: \$388/SF at 1,898-SF

1. **Quimby Act Calculation Sheet** - A straight calculation of the Quimby fee, based on the above value, for a single-family residence, on a single lot less than or equal to an acre, is as follows: (Note: The fee is calculated on the per acre value of the improved land).

$4.5 \text{ acres} \times 1\text{-SF} \times 3.8 \text{ density factor} / 1000 \text{ residents} = 0.0171\text{A}$ (where "A" = acres)

$\$388/\text{SF} \times 1,898\text{-SF} = \$736,424$ (land + improvements)

$\$194/\text{SF} \times 1,898\text{-SF} = \$368,212$ (cost to construct)

 $\$368,212$ (land value)

Thus, $\$368,212 \times 0.0171\text{A} = \$6,296$ (calculated figure to be used in step 2)

2. **Quimby Act Calculation Sheet for ADUs ≥ 750-SF** - The examples presented below demonstrate a proportional relationship between the fee charged for the primary dwelling unit (above) and that of an 850-SF ADU, and a 1,000-SF ADU, respectively.

$\$6,296 \times 850\text{-SF} / 1,898 = \$2,820$ Quimby fee

$\$6,296 \times 1,000\text{-SF} / 1,898 = \$3,317$ Quimby fee

**The above is hypothetical based on the current median home value in Thousand Oaks. Individual projects will be reviewed on a case by case basis. Calculations will take into consideration location of the project, size of primary and accessory dwelling units, and current fair market value of the subject property.*

If you have questions or require further information, please contact Bill Palermo at the number below.

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