



# NEW PLANNING CODE SUMMARY

## Condominium Conversion of Accessory Dwelling Units

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| Amended Sections:       | 207.2 & 207.4; Various Subdivision Code Sections |
| Case Number:            | 2024-010325PCA                                   |
| Board File/Enactment #: | 241069/113-25                                    |
| Initiated by:           | Supervisor Engardio                              |
| Effective Date:         | August 10, 2025                                  |

The Ordinance amended the Planning and Subdivision Codes to allow certain Accessory Dwelling Units (ADUs) and the associated primary dwelling to be converted to condominiums (condos).

| The Way It Was  | The Way It Is Now   |
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| State mandated ADUs could not be delivered as, or converted to condominiums, unless delivered by a qualified non-profit organization as laid out in CA Government Code Section 66341. | <p><b>One</b> ADU per lot may be delivered as, or converted to condos <b>if</b>:</p> <ul style="list-style-type: none"><li>• The ADU is built using the State Mandated ADU Program (Sec. 207.2);</li><li>• The lot on which the ADU will be constructed contains four Dwelling Units or less;</li><li>• The application to construct the ADU was submitted on or after May 1, 2025;</li><li>• The ADU is not a Junior ADU;</li><li>• The project meets the following conditions:<ul style="list-style-type: none"><li>○ A lot containing an <i>existing</i> single-family home* or <i>existing</i> multi-family building that consists entirely of condominium units may only deliver or convert a <b>detached</b> ADU.</li><li>○ A lot that proposes a <i>new</i> construction single-family home* or <i>new</i> construction multi-family building that consists entirely of condominiums may deliver or convert a <b>detached</b> or <b>attached</b> ADU.</li></ul></li></ul> <p>Additional Requirements in the Subdivision Code:</p> <ul style="list-style-type: none"><li>• <i>The entire structure is compliant with the Davis-Stirling Common Interest Development Act, the Subdivision Map Act, and all objective requirements of the San Francisco Subdivision Code.</i></li></ul> |

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|   | <ul style="list-style-type: none"> <li>• <i>Prior to the recordation of the condo plan, a safety inspection of the ADU must be conducted and documented from a certified building inspector.</i></li> <li>• <i>Written evidence of any lienholder's consent must be provided to the Assessor-Recorder prior to recordation or modification to the condo plan.</i></li> <li>• <i>For condo conversions the property owner must notify all relevant public utility providers.</i></li> <li>• <i>Projects in planned development communities must also obtain their association's written approval.</i></li> <li>• <i>The City must include a new notice on all ADU published materials that acknowledges the ability to convert the ADU to a condo and a list of requirements.</i></li> <li>• <i>The ADU subject to condo conversion will be subject to the requirements of Article 9 of the Subdivision Code, including tenant protections and additional application requirements.</i></li> </ul> <p>*Single-family homes that are associated with an ADU condominium may also become a condominium.</p> |
| The Planning Code did not contain any reporting requirements regarding condo conversions. | <p>The Planning Department is required to include data on the location and number of units converted to condos through this program via:</p> <ul style="list-style-type: none"> <li>• The Housing Inventory Report, and</li> <li>• A separate report submitted to the Planning Commission prior to December 31, 2030. This report must also contain any recommended modifications to the program and that are in furtherance of the goals of the City's 7<sup>th</sup> Housing Element cycle.</li> </ul>   |

**Link to Signed Legislation:**

<https://sfgov.legistar.com/View.ashx?M=F&ID=14507070&GUID=1A171333-4280-4996-A223-3EBAA1F95791>