COMMONWEALTH OF VIRGINIA
HOUSE OF DELEGATES
RICHMOND

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COMMITTEE ASSIGNMENTS:
COURTS OF JUSTICE
GENERAL LAWS
HEALTH, WELFARE AND INSTITUTIONS

May 5, 2018

The Honorable Mamie Locke
Chair, Neighborhood Transitions & Residential Land Use Workgroup
Virginia Housing Commission
Pocahontas Building
900 East Main Street
Richmond, Virginia 23219

VIA EMAIL: EPalen@dls.virginia.gov

Dear Chair Locke,

As you consider your agenda for 2018, I respectfully request you take a close look at S.J. 53, patroned by Senator Creigh Deeds, to study accessory dwelling structures. Specifically, I would like you to study changing the definition of "accessory dwelling unit" (ADU) because the current definition makes it very difficult in many areas of Virginia, such as Arlington County, to take advantage of this important form of housing.

After conferring with affordable housing experts, I've come up with a proposed definition that I hope the Commission will consider in its deliberations.

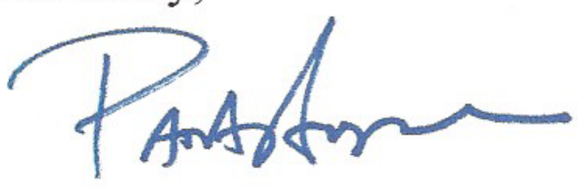
"An ADU means a separate living unit that:

(i) is confined within a dwelling unit;
(ii) comprises no more than one-third of the gross floor area of the dwelling unit, and
(iii) provides independent living facilities for one or more persons, including provisions for living, sleeping, eating, cooking, and sanitation."

I'm enclosing draft legislation that might serve as a good starting point for the Commission's consideration. If you have any questions, please don't hesitate to let me know. I look forward to working with you to study ADUs further.

Thank you for your consideration.

Sincerely,



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**SENATE BILL NO. _____ HOUSE BILL NO. _____**

A BILL to direct the Board of Housing and Community Development to revise the Uniform Statewide Building Code to provide a definition of "accessory dwelling unit" and to amend the definition of "dwelling unit."

**Be it enacted by the General Assembly of Virginia:**

**1.** § 1. That the Board of Housing and Community Development (the Board) shall revise the Uniform Statewide Building Code to provide a definition of "accessory dwelling unit" and to define such term to mean a separate living unit that (i) is confined within a dwelling unit, (ii) comprises no more than one-third of the gross floor area of the dwelling unit, and (iii) provides independent living facilities for one or more persons, including provisions for living, sleeping, eating, cooking, and sanitation. The Board shall also amend the definition of "dwelling unit" to provide that any accessory dwelling unit shall be deemed to be a part of the dwelling unit within which it is confined.

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