



Case Study: City of Renton Permit Ready ADU Program

Program Overview

The City of Renton's Permit Ready Accessory Dwelling Unit (PRADU) Program provides residential property owners with several tools and resources needed to build an [ADU](#), including free model base plans, technical assistance, an expedited permitting process, and heavily reduced or waived administrative fees. The program was established to promote ADUs as a meaningful way to increase the city's housing inventory, diversify housing options, and create more financially attainable housing opportunities. The program is available to property owners within the city's jurisdictional boundary. There are no other eligibility or income requirements.

Property owners can select from eight pre-designed and engineered model base plans ranging from 420 sq. ft. to 989 sq. ft. Each model has 3-6 variations, resulting in 32 unique plan sets, all of which comply with local and state regulatory requirements. The program is an example of [regulatory streamlining](#) in action.

The city continues to explore ways to incentivize ADUs and reduce barriers to development. Since launching the program, the city has identified several additional challenges, including cost of construction, difficulty sourcing building materials, financing, and rising interest rates.

To support the program, the City has adopted the following enabling policies and housing tools:

- Waived or reduced fees, including but not limited to impact fees, building permit application fees, and system development charges.

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[Infill Development](#)

[Regulatory Streamlining](#)

- City staff provide hands-on technical assistance for PRADU applicants. Staff help the applicant select a viable model to ensure compliance with applicable development regulations, as well as create a detailed site plan and 3D rendering.
- Staff is establishing a professional services vendor list comprised of interested contractors, arborists, and other relevant professionals for applicants to choose from.
- Model base plans are available to developers interested in utilizing the plan sets for cottage housing.
- The city amended Renton Municipal Code to allow ADUs as accessory uses to religious institutions and/or social service organizations located in residential zones, which would allow such entities to build ADUs when underutilized land is available.
- Although the city still requires owner occupancy, there are owner occupancy exemptions.

Location

Renton, WA

Date Enacted

The program was adopted in 2021

Renter/Owner

The program focuses on rental opportunities

Number of Units

47 requests since 2021; 1 has been permitted

Target Population

Residential Property Owners

Enabling Policies/Housing Tools

[Decision Criteria, ADU Ordinance](#)

Contact

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Additional Resources

City of Renton [Permit Ready ADU Program](#)

