ACCESSORY DWELLING UNIT (ADU) DEED RESTRICTION REQUIREMENTS

Pursuant to RZC 21.08.220.5.C.5, a permit authorizing an ADU cannot be issued until the City receives proof that an instrument requiring compliance with the requirements of RZC 21.08.220.C.5, Accessory Dwelling Units Occupancy, has been recorded with the King County Recorder’s Office. The following must be completed prior to issuance of a building permit for the proposed Accessory Dwelling Unit.

1. Complete the Declaration of Restriction (see attached). The declaration must be signed and notarized by the property owner. The following information must be provided on the form:
   a. Owner Grantor(s)
   b. Property Legal Description
   c. Assessor’s Parcel Number
   d. Owner/Grantor Names
   e. Owner/Grantor Signature
   f. Notary Signature

2. Submit the completed and notarized declaration form to Planning and Development Services for review and signature.

3. Once the department has approved the declaration, it can be recorded with the King County Recorder’s Office. More information can be found on their website: Record a document - King County, Washington.

4. After recording, submit a digital or hard copy of the recorded document to Planning and Development Services. The copy must clearly show the recording number of the document.

NOTE: Approval of the Accessory Dwelling Unit does not exempt the proposal from any covenant, condition or restriction that may be in effect at the time of issuance.
We, ____________________________, are the owner(s) in fee of the above listed property, and agree to the restrictions described Redmond Zoning Code (RZC) 21.08.220.C, Accessory Dwelling Units, as amended, for and in consideration of being granted the right to improve said property.

A release of the below restriction(s) may be possible upon removal of the accessory dwelling unit(s) or upon changes to the RZC. The following restrictions are necessary to comply with the Redmond Zoning Code:

1. Owner Occupancy. Owner occupancy is defined as a property owner, as reflected in title records, who makes his or her legal residence at the site, as evidenced by voter
registration, vehicle registration, or similar means, and actually resides at the site more than nine months out of any given year.

a. Short-Term Rentals. For short-term rentals and vacation rentals, where the lease term is less than 12 months, the owner must reside at either the primary unit or accessory dwelling unit.

b. Long-Term Rentals. For long-term rentals, where the lease term is 12 months or more, the owner is not required to occupy the site so long as documentation is provided that both the primary and accessory dwelling units are undersigned leases for no less than 12 months.

2. The above declarations are binding upon heirs and successors in ownership of the property. Lack of compliance shall be cause for code enforcement and/or revocation of the occupancy or use permit.

EXECUTED this _____ day of ________________, ________.

________________________________________
By:

STATE OF WASHINGTON )
)SS
COUNTY OF KING )

I certify that I know or have satisfactory evidence that ____________________________ signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

(Seal or stamp) Date: ______________________________
Signature: ______________________________
Notary (print name): ______________________________
Residing at: ______________________________
Appointment Expires: ______________________________

ACCEPTED BY:

CITY OF REDMOND
Planning and Development Services

By: ______________________________ Date: ______________________________