



Community Development Department

(661) 758-7239 Fax (661) 758-7250

764 E Street, Wasco, CA 93280

www.cityofwasco.org

Deed Restriction Instructions for a Junior Accessory Dwelling Unit (JADU) in a Single-Family Home

This deed restriction is a requirement for approval of a junior accessory dwelling unit (JADU) within a single-family home pursuant to Section 65852.22 of the California Government Code. Upon recordation, it informs future property owners of the applicable restrictions related to such JADUs. It is the responsibility of the current property owner to fulfill this condition, which requires completing the following steps:

1. Obtain a copy of the current deed, either from the owner's records, or from Kern County's Hall of Records Office. Note precisely how the owners' names are printed on the document.
 - Kern County Hall of Records – 1655 Chester Avenue in Bakersfield
2. Get a deed restriction form, available from the Planning Division's webpage, <https://www.cityofwasco.org/210/Forms-Fees> *Please Note forms for recording have to be single-sided.
3. Enter the appropriate information on the printed form:
 - When Recorded Mail to This Address- The address where the original will be mailed after recording.
 - Property Owner- List all owners of the property where the JADU will be located **exactly as they are named on the deed**.
 - Property Address- The address of the property where the JADU will be located.
 - Assessor's Parcel Number (APN)- APN of the property where the JADU will be located.
4. Attach the deed to the back of the two-page form.
5. All owners of the property must sign the form and have it notarized by a notary public.
6. Make one photocopy of the complete notarized document. You may wish to make an additional copy for your records.
7. Take the original and photocopy to the Kern County Assessor - Recorder's Office, 1530 Truxtun Ave. Tell the Recorder's Office you would like to record a deed restriction for your property, and that you would like a Copy of the stamped Deed Restriction. Give the Clerk-Recorder's Office the notarized document and the photocopy. A recording fee, determined by the Clerk-Recorder's Office, will apply (Recorder's Office only accepts Checks or Cash). *Please note recording hours are from 8:00am to 3:00pm Monday – Friday. To obtain a copy the same day you record, please visit the recorder's office during recording hours.
8. Once you obtain stamped copy of the recorded document, submit a copy to the City of Wasco Planning Division as evidence that the deed restriction has been recorded. Your building permit final will not be scheduled until this document copy has been received.

RECORDING REQUESTED BY:

City of Wasco – Community
Development Department - Planning
Division

WHEN RECORDED MAIL TO:

Recorded Pursuant to Government Code
Sections 27280 and 65852.22

Space above line for Recorder's use

DECLARATION OF DEED RESTRICTION REGARDING JUNIOR ACCESSORY DWELLING UNIT

Property Owner(s): _____ [list all owners
exactly as named in deed] (collectively, "Property Owner").

Property Address & Assessor's Parcel Number: _____

RECITALS

WHEREAS, Property Owner is the present owner of certain real property located in the City of Wasco, County of Kern, State of California, located at _____ [address], Assessor's Parcel Number _____, and which is more particularly described in the deed attached hereto and made a part hereof.

WHEREAS, the term "Property Owner" includes all persons, corporations or organizations with any record title interest in the Property and all heirs or beneficiaries named in a valid declaration of trust holding title to the Property.

WHEREAS, Property Owner and/or persons acting on behalf of Property Owner proposes to construct a Junior Accessory Dwelling Unit within a single-family residence or to convert part of an existing single-family residence to a Junior Accessory Dwelling Unit.

WHEREAS, Government Code Section 65852.22 establishes requirements for Junior Accessory Dwelling Units, including an owner-occupancy requirement and recordation of a deed restriction.

NOW, THEREFORE, Property Owner hereby declares as follows:

1. This instrument is a deed restriction in compliance with Government Code Section 65852.22.
2. As a condition of approval for Property Owner's construction of a Junior Accessory Dwelling Unit within a single-family residence or conversion of a portion of an existing single-family residence to a Junior Accessory Dwelling Unit, Property Owner agrees to comply with all of the following requirements:
 - a. Property Owner shall reside in the single-family residence in which the Junior Accessory Dwelling Unit is permitted, either in the junior accessory dwelling unit or in the remaining portion of the structure;
 - b. The Junior Accessory Dwelling Unit shall not be sold separately from the sale of the single-family residence;
 - c. Deed restriction shall be enforced against future purchases; and
 - d. The size and attributes of the Junior Accessory Dwelling Unit shall conform with Government Code section 65852.22 and any other applicable state and local laws, regulations, and ordinances applicable to Junior Accessory Dwelling Unit.
3. This deed restriction is appurtenant to and shall run with the land and shall bind and inure to the benefit of the heirs, personal representatives, successors and assigns of Property Owner.
4. If any provision of this deed restriction is held invalid or in conflict with any applicable federal or state law or regulation, such invalidity or conflict shall not affect the validity of the remaining portions of this deed restriction.
5. The undersigned declare under penalty of perjury that he/she/they are the owner(s) of the Property and has/have executed this *Declaration of Deed Restriction Regarding Junior Accessory Dwelling Unit*.

Property Owner

Signature

Date

Name/Title as appears on deed

Signature

Date

Name/Title as appears on deed

[Property deed must be attached. All signatures must be notarized.]