

May 28, 2026

Board of Supervisors
County of San Diego
1600 Pacific Hwy
San Diego, CA 92101



Re: Accessory Dwelling Unit For Sale Proposal

Dear Honorable County Board of Supervisors,

On behalf of the Building Industry Association of San Diego (BIA), we respectfully request that the Board adopt State Law AB 1033 in full, without any additional local amendments. AB 1033 allows property owners to sell an Accessory Dwelling Unit (ADU) as a separate home—a proven strategy to expand homeownership opportunities.

The BIA is proud to represent the employers throughout the region that plan, design, and build the places that San Diegans live, work and play in. On behalf of hundreds of member businesses and a collective 20,000 jobs, we respectfully provide the following feedback with the goal of the best outcome for the County in enacting their ADU for sale policy and creating real homeownership opportunities region wide.

While AB 1033 is new to California, many other states have allowed the sale of ADUs for decades. Data shows that approximately 75% of ADUs are sold to meet a wide range of housing needs. ADUs, whether attached or detached, often become attainable “starter” units for first-time buyers, young families, and community members who would otherwise be priced out of homeownership and flung further away from jobs and support systems. Since homeownership is one of the most powerful drivers of long-term financial stability, policies that create more pathways into homeownership must be prioritized.

In many jurisdictions, ADUs are sold to family members, friends, or caregivers in ways that strengthen communities. For example, a grandmother may convert her garage into an ADU and sell the primary residence to her grandson and his growing family at a steep discount, creating a needed retirement ‘nest egg’ while keeping generations close. Others use ADUs to establish supportive neighborhoods where loved ones can age in place together.

Unfortunately, additional regulatory hurdles would unintentionally prevent these beneficial outcomes.

For example, if a grandmother wants to sell her ADU to her grandson at a discount, but the program requires a first right of refusal elsewhere, then the deal would be cancelled, and both grandson and grandmother lose that mutual opportunity. If that grandmother has an undesirable tenant dynamic and cannot manage renting her ADU anymore due to health concerns, she still could not sell the ADU because the policy would prioritize that renter. If the grandmother evicted the tenant and sold the ADU, she may face significant and complicated legal challenges.

To be clear- tenant protections exist for good reason. However, we urge this Board to think about this proposal in the broader context of the pre-existing policy landscape in which it would exist. The Legislature explicitly rejected similar restrictions when adopting AB 1033 because they undermine the very goals the bill was created to advance.

For these reasons, the BIA urges the Board to adopt AB 1033 as written. Doing so will support the creation of more attainable housing, foster intergenerational wealth-building, and encourage small-scale community networks where family and friends can thrive both financially and emotionally.

Thank you for your thoughtful leadership on housing solutions that expand opportunities for all residents.

Respectfully,

A handwritten signature in cursive script that reads "Aimee Faucett".

Aimee Faucett
President & CEO
Building Industry Association of San Diego