

CLARK COUNTY BOARD OF COMMISSIONERS
ZONING / SUBDIVISIONS / LAND USE
AGENDA ITEM

Petitioner: Nancy A. Amundsen, Director, Department of Comprehensive Planning

Recommendation: AG-21-900650: Discuss implementation of Senate Bill No. 150 relating to tiny houses. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

During the 2021 legislative session, Senate Bill No. 150 (SB150) was passed, which requires the County to authorize tiny houses, as defined in the International Residential Code (IRC) by the International Code Council, in certain zoning districts. The IRC defines a tiny house as a “dwelling that is 400 square feet or less in floor area, excluding lofts.”

SB150 requires the County to adopt an ordinance for the zoning of tiny houses that: 1) designates at least one zoning district in which a tiny house may be located and classified as an accessory dwelling unit, 2) designates at least one zoning district in which a tiny house may be located and classified as a single family residence, and 3) designates at least one zoning district in which a tiny house may be located in a tiny house park. SB150 further requires that any health and environmental effects on minority populations and low-income populations be considered in relation to the zoning districts allowed and authorizes the local agency to impose additional requirements for tiny houses and tiny house parks.

Tiny houses can be custom built or purchased in prefabricated form. If purchased in a prefabricated form, they will cost between \$30,000 and \$60,000, although they can cost as little as \$8,000 or up to \$150,000 or more. If they are prefabricated and not built on a permanent foundation, SB150 specifies the tiny house may only be issued a certificate of occupancy once the tiny house is tied to the parcel of land on which the tiny house is located. Tiny houses will also be required to be connected to all necessary utilities and services, which will be an additional cost when constructing or installing a tiny house on a parcel.

SB150 is scheduled to become effective on January 1, 2024.

Staff requests the Board discuss and direct staff accordingly.