

Sacramento County – Office of the Assessor

Property Data Disclaimer – Residential

Building Characteristics and Land Use Codes are determined by the Sacramento County Assessor’s Office and are for **assessment purposes only**. “Public Records” or “County Records” on websites other than [Parcel Viewer](#) may not accurately reflect what is in the Assessor’s System, nor be consistent with how the data was intended to be used by the Assessor’s Office. Also refer to a separate document on Property Building Characteristics entitled “Data Field Descriptions”.

Accessory Dwelling Units (ADU) - Land Use Code Variability

Land use codes are comprised of six (6) characters. Until 2023 there was not a unique land use code for Accessory Dwelling Units (ADU’s) on residential parcels. Now the 4th and 5th characters are being used to denote the number of ADU’s (4th) and the secondary use (5th) as being a residential dwelling. Here are some examples:

- Primary residence plus 1 ADU = A1A1AA
- Primary residence plus 2 ADU’s = A1A2AA
- Duplex plus 1 ADU = A2B1AA (The “2B” denotes “Duplex”)

Historically, the land use code for a property with more than one dwelling unit may have been indicated in a variety of ways. See examples below:

- Primary residence plus a smaller detached residence = A2A00A
- Two residences of equal size/quality on the same parcel = A2A00A
- Primary residence plus Guest Quarters = A2A00A or A1A0AA

Note: A2A is *not* to be confused with A2B which denotes a Duplex; third character of “A” vs. “B”.

Current laws and industry standards help us define what is an Accessory Dwelling Unit (ADU) today. As one can imagine, the building characteristics of individual properties can vary substantially from one another. What was a Secondary Residence, Guest House, or Studio in our records historically, may or may not be considered an ADU today depending on size (living area), location on site, orientation to primary dwelling, has a kitchen or full bath, and/or ingress/egress.

Please be advised that an Accessory Dwelling Unit (ADU) differs from a Junior ADU. A Junior ADU (JADU) is typically within the building envelope of a residence, lacks a full kitchen and/or bath or exterior ingress/egress. There is no unique land use code indicating a JADU.

The new land use code and related building information enhancements for ADU’s are slowly being implemented. It will take time for our staff to update records on the thousands of properties with secondary dwelling units that may qualify as ADU’s pursuant to current laws and industry standards. Your patience is very much appreciated.

Inquires about characteristics and land use codes should be directed to the Assessor’s Office by calling 916-875-0700 or emailing assessor@saccounty.gov. Comments can also be submitted via the [Parcel Viewer](#) tool on our website by clicking on the email icon in the upper right-hand corner.