



TINY HOME INFORMATION GUIDE

WHAT IS A TINY HOME?

A “tiny home” is usually defined as either a small house on wheels or a small house built on a foundation, whether prefabricated or built on site.

ARE TINY HOMES LEGAL IN PLUMAS COUNTY?

A tiny home on wheels is considered a Recreational Vehicle (RV) and would be regulated by either DMV or CA Housing and Community Development (HCD). An RV by definition is considered a vehicle and not a structure therefore cannot be lived in year-round. An RV is only allowed for human habitation if located within an RV park, campground, or per Plumas County Code zoning limitations for camping—not within single family residential areas, meant for outlying areas, limited to no more than 120 days per calendar year, must have owners consent, and required to have all aspects of the County health regulations for water and sanitation after 17 consecutive days. The number of RVs used for camping on a property may be at least one and otherwise shall not exceed the number of dwelling units and additional quarters and the guest house permitted on the property by the zoning, less the number of dwelling units on the property.

A prefabricated or site built tiny home on a foundation requires a County building permit and plans, regardless of size. In order to obtain a building permit the structure must meet all current zoning standards, building and energy code requirements such as snow load, wind load, seismic, wildland urban interface, and solar mandate. Additionally, tiny homes will require residential fire sprinklers.

DMV contact information: 800-777-0133 / www.dmv.ca.gov

HCD contact information: 916-255-2501 / www.hcd.ca.gov

Site Built Tiny Home

Tiny homes are very unique and efficient, however they also need to meet the maximum and minimum size requirements as described in the [California Residential Code \(CRC\) Appendix Q](#).

WHAT IS THE SMALLEST HOME I CAN BUILD?

The 2019 CRC Appendix Q labeled “Tiny Homes” outlines the maximum size requirement for the tiny house (dwelling) and minimum ceiling height and loft area and dimensions, for example.

1. A dwelling that is 400 square feet or less in floor area excluding lofts.
2. See Appendix Q section AQ104 for detailed requirements of loft construction.

OTHER REQUIREMENTS TO CONSIDER

The dwelling shall be provided with a kitchen sink, cooking appliance and food refrigeration facilities, each having a clear working space of not less than 30 inches in front. Light, ventilation, and space heating appliance must be provided. The dwelling shall be provided with a bathroom containing a water closet, lavatory and bathtub or shower. All building elements must conform to all applicable provisions of [Title 24 of the California Building Standards Code](#).

This information guide is intended for general information and is not all inclusive to all code requirements that could be encountered as a result of individual structure design.