

DID YOU BUILD AN ADU IN THE OVSD SERVICE AREA?

You may want to review the sewer charges assessed to your property.

General Homeowner Notice

For OVSD customers with ADU-related sewer charges

If you built an Accessory Dwelling Unit (ADU) in the Ojai Valley Sanitary District (OVSD) service area, please check whether both of the following apply to you:

1. Did your ADU connect through the existing private sewer line serving your main home?
2. Did OVSD charge you a sewer capacity fee, connection fee, deferred capacity fee, or an additional annual sewer charge?

If you answered YES to both questions, the charges assessed to your property may deserve another review.

The California Department of Housing and Community Development (HCD) has communicated with OVSD that State ADU law restricts capacity and connection fees where an ADU uses an existing private sewer line and no new or separate direct connection to the utility is required.

OVSD is expected to review this issue through its Ordinance Committee. The meeting was tentatively discussed for August 20, 2026, but homeowners should check the District's posted agenda for confirmation.

WHY THIS MATTERS

Under the fee approach OVSD has been applying, even a very small detached ADU - for example, about 160 sq. ft. - could face **more than \$8,000 in sewer capacity charges**, even when no new direct connection to OVSD's sewer main was required.

This issue is not simply about future ADUs. Homeowners who already paid these charges may also have reason to ask OVSD to review what was assessed to their property.

WHAT YOU CAN DO

- Check your OVSD invoices, deferred-payment agreements, will-serve letters, and property tax bills.
- Look for ADU capacity fees, connection fees, deferred capacity charges, or a second annual OVSD sewer charge.
- Watch for the upcoming Ordinance Committee agenda, tentatively discussed for August 20:
https://www.ojaisan.org/committee_meeting_packets___agendas/index.php
- Consider attending the meeting or submitting written comments to: customer.service@ojaisan.org
- Ask OVSD to review past ADU sewer charges and, where appropriate, provide a refund or credit.
- You may also review or sign the Change.org petition using the QR code below.

Questions or want to compare notes with other affected homeowners?

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Informational notice only. Not legal advice. Whether any charge should be reviewed depends on the facts and records for that property.



ADU Rights



Sign the Petition