



Butte County Department of Development Services
7 County Center Drive, Oroville, CA 95965
Main Phone 530.552.3700 Fax 530.538.7785
www.buttecounty.net/dds



TINY HOMES

Many property owners are interested in using tiny houses or tiny homes to house themselves or to rent out. Small homes can provide much-needed cost-effective and energy-efficient housing, and can be a creative solution to the current housing crisis. Tiny homes may also be a good choice for use as an Accessory Dwelling Unit (ADU), a residence that is accessory to the primary residence (Butte County Code Section 24-172).

Before you buy a tiny house, be sure that you ask the right questions. There is no industry standard definition of a tiny home. The term is used to describe a variety of dwelling types, and the permitting and inspection requirements differ for each type of tiny home and not all may qualify as a permanent residence. Here are some terms to get you started:

- **Stick-built/site-constructed homes:** A small home constructed entirely at the building site
- **Manufactured houses** (commonly referred to as mobile homes): Homes built in a factory mounted on a non-removable steel chassis or frame
- **Factory-built houses** (commonly referred to as modular homes): Factory-constructed homes that are transported to a permanent location for installation on a foundation
- **Recreational Vehicles (RVs):** Travel trailers, motor homes, park model homes, truck campers, camping trailers, or any other housing on wheels

California Residential Code (CRC) Appendix Q:

- **Tiny House Definition:** A dwelling that is 400 square feet or less in floor area excluding lofts.
- Allows steep stairs, small loft spaces (Minimum 35 square feet), and lower ceiling heights.
- Must comply with all other code requirements such as foundations, connections to foundation, fire sprinklers, etc. In other words, though it may be very small, the building code treats all houses alike.

Review and Approval Requirements

There are distinct review and approval requirements for the different types of tiny houses as outlined below:

Stick-built/site-constructed houses are reviewed as part of the normal building permit process. Current regulations require tiny houses to be built on permanent foundations. See form [DBP-31](#)

Manufactured houses are regulated by the US Department of Housing and Urban Development (HUD). For installations on private land, see [DBP-51](#) for requirements.

Factory-built houses are regulated by the California Department of Housing and Community Development (HCD) and inspected in the factory to ensure that building codes are met. For installations on private land, See [DBP-31](#).

Recreational Vehicles (RVs) are constructed to national standards including ANSI 119.2 or 119.5 and NFPA 1192 standards. They must be registered and licensed through the California Department of Motor Vehicles (DMV). RVs and other housing on wheels, compliant with the above regulations, are allowed within RV parks or campgrounds, or only as temporary housing per Urgency Ordinances contained under Chapter [53](#) and [54](#) of the Butte County Code. **These are not allowed as permanent dwelling units within private property.**



DMV Approved (RV)



Site Built per CRC



HCD Approved on Engineered Foundation