



ADU Checklist

Understanding Your Property and Needs

- **Property Assessment:**
 - Lot size and dimensions
 - Zoning regulations and restrictions
 - Setbacks and property lines
 - Existing structures and utilities
- **ADU Purpose:**
 - Determine the primary use (rental income, guest house, home office, etc.)
 - Consider future needs and potential changes in use
- **Budget:**
 - Establish a realistic budget for construction, permits, and potential costs
 - Explore financing options if needed

Design and Planning

- **ADU Size and Layout:**
 - Determine desired square footage and number of rooms
 - Consider accessibility needs (e.g., elderly occupants)
 - Plan for storage and functionality
- **Architectural Style:**
 - Choose a style that complements your main home
 - Explore design options and gather inspiration
- **Utilities:**
 - Assess existing utility connections (water, sewer, electricity, gas)
 - Determine if new connections or upgrades are required.

Construction and Financing

- **Contractor Selection:**
 - Research and interview potential contractors
 - Get multiple bids and compare estimates
 - Verify licenses, insurance, and references
- **Construction Timeline:**
 - Develop a realistic project timeline with your contractor
 - Consider factors like weather and permit processing
- **Financing Options:**
 - Explore financing options such as home equity loans or construction loans
 - Compare interest rates and terms

Additional Considerations

- **Homeowners Insurance:**
 - Review your homeowner's insurance policy to ensure ADU coverage
 - Consider additional coverage for liability and rental income (if applicable)
- **Environmental Impact:**
 - Explore eco-friendly building materials and energy-efficient systems
 - Consider water conservation and waste management
- **Resale Value:**
 - Assess how an ADU might impact your property's overall value
 - Consult with a real estate agent for insights