What Is an Accessory Dwelling Unit?

ADUs are **self-contained living spaces** within the same lot of a single-family home. They are usually built to function as **offices, studios, rental units or extra guest suites.**

Benefits of ADUs

01

Affordable housing for tenants

02

Fewer resources to build

03

Source of income for homeowners

04

Alternative to assisted living facilities

05

Increase property value up to 30%

ADUs and the Environment

ADUs **repurpose** existing land, parking and infrastructure.

ADUs use **significantly less energy** than traditional homes.

ADUs are **two to four times smaller** than single-family homes.

Types of ADUs

Addition

PROS:

- ✓ Adds square footage to the property
- ✓ Maintains primary home square footage

CONS:

- ✕ Building out is more expensive
- ✕ Alters primary home structure

AVERAGE COST:
$82,500

Attached Conversion

PROS:

- ✓ Converting existing space is less expensive

- ✓ Maintains primary home square footage

CONS:

- ✗ Less parking or storage space

AVERAGE COST:
Garage conversion can cost $15k–$30k

Detached New Construction

PROS:

- ✓ Most privacy for homeowners/tenants
- ✓ Most attractive for renters

CONS:

- ✗ Most expensive

AVERAGE COST:
$100,000+

Interior

PROS:

- ✓ Most affordable
- ✓ Most energy-efficient

CONS:

- × Less space in primary home

AVERAGE COST:
Basement: $20,000
Attic: $70,000

ADU Construction Tips

Converting existing rooms can **save you thousands** on labor costs.

Conversion projects last about **two months**, new structure projects last about **four to five months**.

A **licensed architect** can help plan universal access designs for older guests.

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