

What's an ADU?

An ADU is an abbreviation for Accessory Dwelling Unit, which means that you can build an additional permanent home on a pre-existing home. An ADU doesn't have to be a house, it can also be a conversion of your current garage attached to your house or pre-existing space. Some common codes used by the city to refer to an ADU, at times, are SB 897 and AB 221, your architect should be familiar with these code laws.

Here are a few key points to getting an ADU built on your home

- Get bids from a contractor on how much it would cost for an addition that you desire pending plans
- Be sure to have your home surveyed before beginning plans
- Ask an architect to have your plans drawn to scale according to the survey provided
- You may need a Structural, Mechanical and Electrical Engineer while planning an ADU (Budget around \$8K)
- Get a rendering of your addition to preview what the plans look like to agree with plans
- Look into storage areas to keep your personal belongings during construction. Think about the convenience and security of where your items are stored (Mini Mobile or PODS are suggested if storing at home)
- Review your plans with a contractor to double check your plans and to look for load-bearing walls and footings for foundation an updated estimate from Contractors
- Some cities and contractors may still have delays due to COVID 19, so things tend to take longer

Below are pictures of the ADU I did on my home



This is a great way of getting additional income to offset your mortgage if you currently own a home or when you buy and want to build an ADU.

20 years of experience in buying, selling, investing and managing properties for clients.

"Charlie Alvarez," Team Alvarez Real Estate a name you can depend on.