

Fast & Easy Work sheet

**The questions you need to ask your city building and planning department 1st to determine if you qualify for putting our ADU in your back yard OR for building a starter home on its own lot within your city?
(ADU)**

LIST OF QUESTIONS TO ASK FOR *PUTTING AN ADU IN YOUR BACK YARD*:

1. Ask your city building and planning department if they will permit an ADU / accessory dwelling unit otherwise know as a “granny flat” in your back yard using the following model homes . . . Model A) 20’ x 30’ x 11’ / 600sf total foot print? / Model B) 18’ x 26’ x 11’ / 468sf total foot print.

2. Ask what “set back” requirements are? _____
3. Ask what maximum ADU height, foot print requirements are? _____
4. Ask what SDC fees are? _____
5. Ask what the current length of time is for issuing building permits / 1-2-3 months etc? _____
1. Ask if there are any CC&R to abide by on your property? _____

**LIST OF EXPENSES TO DETERMINE WHAT YOUR
TOTAL ESTIMATED COST TO BUILD AN ADU IN YOUR BACK YARD:**

1. Sewer, water, electric or gas utilities hook up cost? _____
2. Excavation cost? _____
3. Foundation cost? _____
4. Driveway, sidewalks cost? _____
5. Landscaping cost? _____
6. General contractor fees and sub labor cost? _____
7. City permits cost? _____
8. SDC fees cost? _____
9. Add selected model price [A or B](#) to lines 1-8 to determine your *total estimated cost to build*? \$ _____

(SINGLE FAMILY HOME ON OWN LOT)

LIST OF QUESTIONS TO ASK YOUR CITY BUILDING AND PLANING DEPARTMENT FOR BUILDING A *SINGLE-FAMILY HOME* ON ITS OWN LOT OF LAND WITHIN YOUR CITY:

2. Ask if there are any CC&R to abide by on the property you are thinking about building on?

3. Ask what the land / lot is zoned for?
4. Ask what the SDC fees are? _____
5. Ask what the minimum total sf home that can be built on the lot is?
6. Ask what the current length of time is for issuing building permits / 1-2-3-4 months?

LIST OF EXPENSES TO DETERMINE WHAT YOUR *TOTAL ESTIMATED COST TO BUILD A SINGLE-FAMILY HOME ON CITY LAND:*

1. Sewer, water, electric or gas utilities hook up cost? _____
2. Excavation cost? _____
3. Foundation cost? _____
4. Driveway, sidewalks cost? _____
5. Landscaping cost? _____
6. General contractor fees and sub labor cost? _____
7. City permits cost? _____
8. SDC cost? _____
9. Add selected model [A, B, C, D](#), to lines 1-8 to determine your *total estimated cost to build*? \$_____

(BANK)

**TALK TO YOUR BANK ABOUT YOUR TOTAL ESTIMATED COST TO BUILD
TO DETERMINE WHAT YOU QUALFY FOR IN A CONSTRUCTION LOAN &
LONG-TERM MORTGAGE LOAN:**

1. Ask what is the total dollar amount of a construction loan they can provide?
2. Ask what the interest rate is for the construction loan?
3. Ask what the projected total cost of the project including construction loan interest would be for a long-term mortgage?
4. Ask what your down payment would be for a mortgage loan?
5. Ask what your total mortgage loan monthly payments would be with PITI?