

Pricing Planner

Dear Future Tiny Homeowner,

Pondering buying a Tiny Home often starts with the question of “How much will this cost?” Just like the big home market, Tiny Houses are not a one-size-fits-all buying process. Your process is a formula of budget, needs, wants, site boundaries and your personal vision. This pricing planner can be used as a general reference for how much you will need to spend on different parts of your Tiny Build.

Remember, any custom pieces you put in will raise the prices, and any parts you already own will lower it! Scouring the used market for foundations, used pieces and reclaimed building materials can be a great way to save money on your custom build if you are flexible with your timing and the style. Our team can help you find these options, just ask! Plan to spend 50% of your budget on materials, 40% on labor and 10% for the miscellaneous other costs such as transportation, zoning and repairs. This planner only covers the materials cost, so plan to spend about twice as much for the final build!

Happy Tiny Pricing!

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The Foundation

Just like larger houses, the integrity of the home begins with the foundation. This is not a place to skimp on pricing, however many used foundations are still structurally sound; just make sure you consult a professional to check it out before you invest! To travel with your tiny home, the maximum width of the trailer and house cannot exceed 8'-6" while driving. Any longer than 32' and your tiny home gets a little trickier to maneuver if you plan to travel with it often. Be sure to find the trailer with the correct weight axle rating as well- for example if you find a tandem where both axles are rated for 3000 lbs, the total weight of your tiny home cannot exceed 6000 lbs. Every ounce counts for gas mileage and towing capacity as well!

What can I tow with my truck?

Light-to-Medium Duty:

This refers to light trucks (and actually some sedans and minivans too) that can handle up to 3,500 pounds. It is unlikely to get everything you would need in a tiny home onto a single axle trailer, so this is not a good option. Generally avoid towing tiny homes with small vehicles.

Medium-to-Heavy Duty:

These trucks and SUVs should be able to handle up to 5,000 pounds. So now we're talking about sizable trailers with dual-axes or simply one large axle on its own. Medium-to-heavy duty vehicles could differ in towing capacity from one another by as much as 3,000 pounds when you consider gear ratio, transmission and engine- Check your specific model for its towing capacity and make sure to figure in that the trailer itself weighs

Extra-Heavy Duty:

At this point, we're really no longer referring to anything but commercial vehicles, excluding some exceptions. These vehicles can haul up to 10,000 pounds behind them; however, you'll want to ask the dealer about the equipment you'll need in order to control this much power and such a large trailer at the same time.

Super-Heavy Duty:

If your trailer and tiny house weigh over 10,000 pounds, you'll need a super-heavy-duty vehicle to make them mobile.

Foundation Options

	New	Used	Benefits	Limitations
<p>Tiny Home Tandem Axle Trailer 20'</p> <p>24'</p> <p>32'</p>	<p>\$4000 to \$6000</p> <p>\$5000 to \$7500</p> <p>\$7000 to \$10000</p>	<p>\$1800 to \$6000</p>	<ul style="list-style-type: none"> - Designed specifically for Tiny Home Foundations - Saves money and weight by providing insulation cavities in the foundation - Very sturdy and heavy duty - Comes with stabilizers 	<ul style="list-style-type: none"> - Can be pricey - Usually custom built, can take a while to get one - Heavy trailer weight (over a ton usually)
<p>Generic Flatbed Tandem 16' to 36'</p>	<p>\$4000 to \$10,000</p>	<p>\$1000 to \$5000</p>	<ul style="list-style-type: none"> - Cheaper - Easy to find - Lighter Weight 	<ul style="list-style-type: none"> - Must build insulation cavities and flooring on top - Generally less than 8'-6" wide - Lighter duty, allows for less weight on each axle
<p>Generic Foundation (Can only be moved professionally)</p>	<p>\$4000 to \$6000</p>	<p>Hard to find</p>	<ul style="list-style-type: none"> - Sturdier than tiny homes on wheels - Less limited by weight capacity - Perfect for homesteads 	<ul style="list-style-type: none"> - Not mobile - Can get pricey depending on materials used - Most likely will need a permit to stay in most communities
<p>Gutted RV/ Camper/ Tiny Shell</p>	<p>Tiny Shell- \$15,000 to \$40,000</p>	<p>Used Campers : \$0 to \$15,000</p>	<ul style="list-style-type: none"> - Already on wheels - Often comes with benefits such as water and waste tanks, electrical hookups, and accessories - Already has basic foundation for floors, walls, roofs - Often has a motor that runs or could run with minimal work done 	<ul style="list-style-type: none"> - Hard to find the good ones - Prone to losing money unless properly inspected - Check for signs of leaks - Check for asbestos and mold - Must be completely gutted by you

Framing

The key with tiny home framing is to keep it light and functional. Nothing should go into a tiny home that isn't absolutely necessary to either the functioning of the house or the happiness of its occupants (and ideally both!). Now is your first chance to start thinking about where you want to spend your money: More walls= More money in framing, siding and painting. Below is a table to start estimating your framing costs. If you're not sure, plan to go with normal framing unless you will be wintering heavy storms or are really looking to cut back costs in a moderate climate. This cost estimate is purely for materials, not labor or preparation, and is subject to change as cost of materials fluctuates.

Insulation generally costs \$400 to \$3000 and needs to be considered when choosing a framing type. OMARC Design professionals recommend insulating more than you think you might need, as it will save you loads of money in the long run on heating and cooling, which is often the most costly of Tiny Bills. Rigid foamboard insulation is a good option if you have very small cavities and can come in R values as high as R-8. To calculate your "R Value", simply multiply the number of inches of insulation by the R-Value of the insulation you are putting in (example. 4 inches of R-8 gives you R-32 rated walls). Fiberglass batt insulation is cheap and readily available, running around **\$50 for 6" thick batts**. Blow-in insulation and spray in foam can be fantastic for sealing those hard to find cracks but can get pricey quickly.

	Wood	Metal	Limitations	Benefits
Minimal	\$1.50/ SQ FT	\$1.50/ SQ FT	<ul style="list-style-type: none"> - Works in moderate climates - Limited insulation options 	<ul style="list-style-type: none"> - Lighter weight - Cheaper option - Open concept
Normal	\$3 / SQ FT	\$3 / SQ FT	<ul style="list-style-type: none"> - Not suitable for heavy winters - Works best with batt or blown in insulation 	<ul style="list-style-type: none"> - Almost any contractor can frame - Typical size means lower cost for vents and accessories.
Heavy Duty	\$4.50/ SQ FT	\$4.50/ SQ FT	<ul style="list-style-type: none"> - Cost - Weight 	<ul style="list-style-type: none"> - More insulation - Better for heavy winters or hot summers - High Load Bearing roofs -

Electrical

Your main cost in electrical will be in the labor if you choose to hire a professional firm. Tiny House wiring is somewhat complex due to the fact that it often mixes AC and DC currents within the same networks. Avoid fire dangers and have a professional team or OMARC designer handle it for you. Materials will cost you around **\$500 for bare minimum wiring** (a couple outlets, lights, a battery and a 30 amp rv input). Standard, house-like wiring, with a bathroom fan, water pump, GFCI outlets, small hot water heater and several breakers will likely run about **\$1500 to \$2000 average** for materials. Extensive electrical systems, including heated floors, exterior lighting, solar systems and panels, etc., will cost **upwards of \$3000 for custom systems**. A main component to deciding how much money to put into your electrical system is where the majority of your power is coming from. If most of your appliances, hot water heater and stove all run off of gas or propane, then perhaps a smaller system is for you. If your appliances all run electric and you plan to go solar, then plan to invest a fair amount of your budget into expensive deep cycle batteries and nice solar panels to save you money in the long run.

Plumbing

Plumbing costs can vary dramatically depending on the type of setup you need for your journey. Composting toilets and single sink setups are much cheaper to install, while luxury bathrooms, exterior faucets and on-site wells, septic systems and plumbing allow for ease of use once installed but cost more upfront. The key questions to ask yourself are **1) Am I going to live in one place or be moving? 2) How am I going to dispose of my waste and how often? 3) Where is my water coming from and how do I store it?**

The three most common options for tiny home plumbing are plumbing in place (fixed plumbing), RV type plumbing, and a combination of the two. Plumbing in place is perfect for the Tiny Homeowner that has access on their permanent site to both sewage and water to be directly plumbed in. This is most common when the Tiny Home is an Alternative Dwelling Unit (ADU) on a property with another home or will be placed on a site that already has access to city water/ sewage or has a well and septic system already installed. Running lines and digging wells can get pricey very quickly if you don't plan to stay in one spot indefinitely. Permanent plumbing costs vary depending on the location but materials costs run about **\$2000 to \$7000**.

RV plumbing allows you to be fully mobile at any time. Fresh water, gray water and blackwater tanks are all directly attached to the home and must be filled and drained at approved spots. This is perfect for the mobile RVer that doesn't mind emptying and filling their tanks a couple times a week. Many RV parks, campsites and resorts offer these amenities but

if you plan to boondock, it is much harder to find fresh water and dump sites so holding tanks need to be larger! **RV systems run from about \$1000 for bare minimum with tanks and hot water to \$8000** for fancier tanks and nicer fixtures.

Combination fixtures allow for some parts to be mobile and some parts to be unloaded for longer stays. These can be large water tanks and catch basins that can be set out at your site and gray water/ sewage holding tanks that can be taken and emptied without moving the home. These are perfect for the campers that plan to stay in one place for a few months but still want to be able to pick up everything and move on. Costs range from **\$3000 to \$10,000** for portable tanks and fittings.

Note: Connecting your tiny home to the power grid will cost \$250 to \$5,000, and connecting to the sewer system costs \$500 to \$20,000.

Roofing and Flooring

Roofing and flooring both fall under the same category in a Tiny Home build- materials that need to be durable and waterproof. Simple metal roofing will cost between **\$500 to \$1000**, This is the best bet for cost to weight ratio, as metal roofing is relatively thin and incredibly durable for most climates. Another option is composite shingles, which run about **\$500 to \$1000** as well, but are much heavier and require seasonal maintenance. Wood shingles or “shakes” can have an aesthetic appeal and add character to a tiny home build but are much pricier at **\$1200 to \$1800**. They are less durable for homes that are frequently moved but they age well and can give the exterior a nice gray color and natural protection from the elements.

Flooring is generally calculated in cost per square foot. Hardwoods may seem tempting but their weight and cost are difficult to overcome when pricing a unit out. LVT and Laminate flooring are lighter weight, waterproof alternatives, normal options costing between **\$1 and \$4 per square foot**. These will be long lasting and are the best bet for a new tiny home. Carpet can also be used and costs between **\$1 and \$10 per square foot**. Reclaimed wood is another alternative but can be difficult to finish with a waterproof and slip resistant sheen. It is prone to creaking, warping and splintering, costing more money overall than it is usually worth. Tile is a very heavy alternative and should be used as a last resort for movable tiny homes. If you plan to keep your house in one place, tile can be a comparable choice but can be very cold and cause temperature problems within the home.

Finishes

Finishes, ceilings, fireplaces, countertops, and many other necessary pieces all fall under the category of finishes. Below we will cover some siding options and other common costs when deciding on finishes.

Exterior siding runs around \$1,500 – \$3,000 for both wood shiplap and metal siding. Both are great options for waterproof, durable siding. Other options are available but less cost efficient and often require specialty insulation.

Interior wall paneling costs between \$500 and \$2000 for tongue and groove wood panels, trim, and sealants. Virtually any material can be used if a thin shear wall of plywood or OSB is added on the interior to add structural support. Cork interiors allow for sound suppression and additional insulation, metal paneling allows for a cheaper, more modern flow and reclaimed wood is a popular rustic alternative. Costs vary greatly between \$200 for reclaimed wood and trim to \$4000 for custom trim and wood siding.

Below are some other common price points for reference. A quick way to save a pretty penny is to avoid central heating and cooling systems in your new tiny home. It may seem appealing to have your temperature control easily but costs can skyrocket for even the smaller systems, when in reality a small space heater or mini-split will do the trick!

Propane Heater or Electric Heater	\$200 – \$800
Air Conditioning	\$2,800-3,500
Flooring	\$300 – \$2,000
Nuts, Bolts, Screws, and Nails	\$500
Paint	\$50 – \$200
Furniture	\$500 – \$2,000
Light Fixtures	\$200 – \$800
Composting Toilet	\$800 – \$1,500
Tile Shower	\$300 – \$1,500
Kitchen Counter	\$300 – \$2,000
Kitchen Cabinets and Built in Storage	\$1,500 – \$5,000
Basic Kitchen Appliances	\$1,000 – \$3,000