

ADU Decision-Making Intake Questionnaire

Property & Legal Feasibility

- 1. Property Zoning** Is your property located in a single-family residential zoning district?
☐ Yes
☐ No
☐ Unsure

- 2. Property Characteristics** What is the square footage of your primary dwelling? _____ sq ft What is the total lot size of your property? _____ sq ft Do you have an existing structure that could be converted (check all that apply):
☐ Basement
☐ Attic
☐ Garage
☐ Shed/Outbuilding
☐ None

- 3. Available Space** Where on your property would you consider adding an ADU? (check all that apply)
☐ Within existing home (internal conversion)
☐ Attached to existing home
☐ Detached in yard/garden
☐ Above garage
☐ Converted garage
☐ Unsure



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4. Local Regulations Have you contacted your local building department about ADU requirements?

- ☐ Yes
- ☐ No

Are you aware of any specific local restrictions beyond state requirements?

- ☐ Yes (please specify): _____
- ☐ No
- ☐ Unsure

5. Property Constraints Are there any physical constraints on your property? (check all that apply)

- ☐ Limited yard space
- ☐ Steep slopes
- ☐ Wetlands
- ☐ Conservation restrictions
- ☐ Historic district requirements
- ☐ Septic system limitations
- ☐ None that I'm aware of
- ☐ Other: _____

Financial Considerations

6. Budget & Financing What is your budget range for building an ADU?

- ☐ Under \$50,000
- ☐ \$50,000-\$100,000
- ☐ \$100,000-\$200,000
- ☐ \$200,000-\$300,000
- ☐ Over \$300,000
- ☐ Unsure

7. Financing Plans How do you plan to finance your ADU project? (check all that apply)

- ☐ Cash/Savings

- ☐ Home Equity Loan/Line of Credit
- ☐ Refinancing
- ☐ Construction Loan
- ☐ Family Loan
- ☐ Unsure
- ☐ Other: _____

8. Return on Investment Expectations If you plan to rent the ADU, what monthly rental income do you expect? \$_____ Have you researched rental rates for similar units in your area?

- ☐ Yes
- ☐ No

How important is financial return on investment to your decision?

- ☐ Very important - primary motivation
- ☐ Important - but not the only factor
- ☐ Somewhat important
- ☐ Not important - building for other reasons

Purpose & Use

9. Primary Purpose What is the primary purpose for building an ADU? (select one)

- ☐ Rental income
- ☐ Housing for family member(s)
- ☐ Housing for caregiver
- ☐ Home office/workspace
- ☐ Guest accommodation
- ☐ Future housing for yourself (aging in place)
- ☐ Increasing property value
- ☐ Other: _____



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10. Occupancy Plans Who do you expect will live in the ADU? (check all that apply)

- ☐ Aging parent(s)
- ☐ Adult children
- ☐ Other family members
- ☐ Caregiver
- ☐ Long-term tenant(s)
- ☐ Short-term rental guests
- ☐ Yourself (in future)
- ☐ Other: _____

11. Required Features What features are essential for your ADU? (check all that apply)

- ☐ Full kitchen
- ☐ Wheelchair accessibility
- ☐ Separate entrance
- ☐ Private outdoor space
- ☐ Multiple bedrooms
- ☐ Laundry facilities
- ☐ Parking space
- ☐ Other: _____

Design & Construction

12. ADU Type Preference What type of ADU are you most interested in?

- ☐ Internal conversion (basement, attic)
- ☐ Garage conversion
- ☐ Attached addition to home
- ☐ Detached new construction
- ☐ Prefabricated/modular unit
- ☐ Unsure

13. Size Considerations What is your target size for the ADU?

- ☐ Under 500 sq ft
- ☐ 500-700 sq ft
- ☐ 700-900 sq ft
- ☐ Unsure

**14. Professional Support Which professionals have you already consulted?
(check all that apply)**

- ☐ Architect/Designer
- ☐ General Contractor
- ☐ Real Estate Agent
- ☐ Financial Advisor
- ☐ Lawyer
- ☐ None yet
- ☐ Other: _____

15. Timeline What is your desired timeline for completing the ADU?

- ☐ Within 6 months
- ☐ 6-12 months
- ☐ 1-2 years
- ☐ Flexible/No specific timeline
- ☐ Unsure

Operational Considerations

16. Property Management If using as a rental, how do you plan to manage the ADU?

- ☐ Self-manage
- ☐ Hire property management company
- ☐ Family member will manage
- ☐ Not applicable (not renting)
- ☐ Unsure

17. Impact Concerns Which potential impacts concern you? (check all that apply)

- ☐ Construction disruption
- ☐ Reduced privacy
- ☐ Parking issues
- ☐ Noise from occupants
- ☐ Changes to yard/garden space
- ☐ Increased utility costs
- ☐ None
- ☐ Other: _____

18. Long-Term Plans How long do you plan to stay in your current home?

- ☐ Less than 5 years
- ☐ 5-10 years
- ☐ More than 10 years
- ☐ Indefinitely (aging in place)
- ☐ Unsure

19. Decision Status Where are you in the decision-making process?

- ☐ Just beginning to explore the idea
- ☐ Seriously considering but need more information
- ☐ Ready to move forward if feasible
- ☐ Already decided to build, planning implementation
- ☐ Other: _____



20. Primary Concerns

**What are your biggest concerns or questions about building an ADU?
(open-ended)**

Contact Information (Optional)

Name: _____

Email: _____

Phone: _____

Address: _____

Best time to contact: _____

Thank you for completing this questionnaire. Your responses will help determine where you are in the ADU decision-making process and identify the most relevant considerations for your specific situation.