

KINGSTON FORWARD!

So, you want to build an ADU?

Do you want to build a backyard cottage? Or separate a unit within your own home? Accessory Dwelling Units (ADUs) are legalized citywide under the form-based code, and in some cases you can even have two with a major waiver. Before you begin, there are **four things you need to know to start!**

1. What and where are the **utilities** on your lot?

A large cost of an ADU, particularly a detached one like a small structure in your backyard, can be utility hookups. If you have a septic tank, you need to make sure you know where it is and what capacity it has. You'll also need to connect to existing water and electric lines.

2. What is your **zoning**?

It is crucial to make sure it is legal for you to put an ADU on your property and that you put it in the right place. In order to figure this out, you'll need to understand what transect/special district you are in, what setbacks apply to your lot, and what type of building type you already have on your site. One ADU per property is allowed by right but not all building types allow them. Depending on your building type, a second may be allowed with a major waiver.

3. What is your **budget**?

Some of the things you need to consider in your budget are *design and planning* (ex: land survey, architectural and engineering drawings), *development and permit fees* (ex: building permit, utility hook-up fees), *construction labor and materials* (ex: labor, site work, landscape, excavation, foundation, walls), and *finishes* (ex: flooring, doors and windows, cabinetry, furniture). Make sure to include an extra buffer for unforeseen costs, material cost fluctuations, etc.

Design and Planning	\$
Permit Fees	\$
Labor and Materials	\$
Finishes	\$
Estimated Up-Front Costs	\$
~10% Contingency	\$
Total Up-Front Budget	\$

Freddie Mac's ADU policies provide multiple options for adding an ADU to a home or financing a purchase with the intention to rent or build an ADU, including allowing the borrower to use future rental income to qualify for the mortgage.

4. How are you going to **use and manage** your ADU?

ADUs provide a separate living quarters on your property. You can use this for extended family or as a separate housing unit. Providing an additional long-term rental unit on your property can create supplemental income as well as increase the stock of housing in the City that residents can afford. ADUs may not be used as short term rentals in the City of Kingston. Make sure to think about what it takes to be a landlord and the responsibilities and costs associated with that (advertising the property, legal paperwork, liabilities, property management and maintenance, etc.).

