



# Financing Your ADU

## COSTS OF BUILDING AN ADU

There are several costs to consider when deciding to build an ADU, including:

- Labor costs (if owner does not undertake work directly)
- Costs of materials
- County permit and building fees as well as special district fees
- Utility connection costs
- Design costs (if an architect is used)
- Contingency fund to cover unforeseen expenses

### COSTS BASED ON SURVEY RESULTS

	median	average
<b>LABOR</b>	<b>\$25,500</b>	<b>\$46,663</b>
<b>MATERIALS</b>	<b>\$30,000</b>	<b>\$49,023</b>
<b>PERMITS</b>	<b>\$15,000</b>	<b>\$13,653</b>
<b>UTILITY CONNECTIONS</b>	<b>\$8,000</b>	<b>\$10,392</b>
<b>OTHER COSTS</b>	<b>\$5,000</b>	<b>\$16,100</b>
<b>DESIGN</b>	<b>\$3,000</b>	<b>\$7,719</b>
<b>TOTAL</b>	<b>\$86,500</b>	<b>\$143,550</b>

If an owner takes out a loan, he or she will also have to pay for an appraisal and other financing costs.

## To Learn More, Contact a Lender Who Provides Financing for ADUs in Santa Cruz County



www.lighthousebank.net  
(831) 600-4000



www.bayfed.com  
(831) 479-6000



www.scccu.org  
(831) 425-7708

## COUNTY ASSISTANCE

The County is exploring ways to assist property owners who commit to renting out their ADUs at an affordable amount. Assistance may include reduced or waived fees and permit costs. Affordable rental amount may be increased through the use of rent vouchers provided to the tenant.

Monthly Rents Paid by Tenants in the County Housing Authority Section 8 Voucher Program		Monthly Rents for ADUs in the County Posted on Craigslist (Accessed April 12, 2017)		
Unit Type	Rent Amount	Unit Size	Average Size (SF)	Average Rent
SRO (Junior ADU)	\$914			
Studio	\$1,275			
One-Bedroom	\$1,512	One-Bedroom	649	\$1,756
Two-Bedroom	\$1,931	Two-Bedroom	883	\$2,500