

Sample ADU Cost Estimator

This is a sample completed spreadsheet for ADU prototype #3 described in the [ADU Financing Guide](#), to assist you in using the Construction and Cash Flow Estimator tool. Note that specific conditions found on your property may affect or add costs. This example is for informational purposes only and does not replace the need for professional advice from a financial expert.

See the [ADU Financing Guide](#) for information about understanding the cost of building an ADU.

| 1. Hard Costs | | |
|---|------------------|--|
| a. Building Construction/Manufactured Home cost | \$90,000 | Detailed construction planning spreadsheets can be found online. See Resources tab on the County's ADU website. sccoplanning.com/ADU |
| b. Contractor Overhead | \$16,500 | |
| c. Site Improvements (parking, drainage, etc.) | \$20,000 | |
| d. Septic Upgrade | | |
| e. Additional Cost _____ | | |
| f. Additional Cost _____ | | |
| g. Additional Cost _____ | | |
| LUMP SUM CONTRACTOR BID | | Use EITHER a lump sum from your contractor OR break down costs in more detail in rows above. |
| Hard Cost SUBTOTAL | \$126,500 | |
| 2. Soft Costs | | |
| DESIGN | | |
| a. Architect | \$18,975 | The need for design services will vary - not every project will require an architect or designer. |
| b. Geotechnical Engineer | \$6,325 | |
| c. Other Design Professional - Site Survey | \$2,000 | |
| d. Other Design Professional _____ | | |
| e. Other Design Professional _____ | | |
| Design SUBTOTAL | \$27,300 | |
| STUDIES | | |
| a. Archeological Report | | Required studies vary by project. Confirm which studies your project will require by consulting with the Zoning and Building Counter. |
| b. Title 24 Energy Analysis | | |
| c. Septic Analysis | | |
| d. Soils Report | | |
| e. Additional Study _____ | | |
| f. Additional Study _____ | | |
| g. Additional Study _____ | | |
| Studies SUBTOTAL | \$0 | |
| Soft Cost SUBTOTAL | \$27,300 | |
| 3. Permits and Fees | | |
| COUNTY FEES | | |
| a. Planning, Building, and Public Works Fees | \$11,571 | Use the ADU Fee Estimator on the County's ADU website to estimate your fees. www.sccoplanning.com/ADU/Estimateyourfees.aspx |
| b. Septic/Environmental Health Fees | | |
| County Fees SUBTOTAL | \$11,571 | |
| SPECIAL DISTRICT FEES | | |
| a. School District Fees | \$3,213 | Contact special districts directly to find out about their fees. Use the GIS Tool on the County's ADU website to get a list of your special districts. |
| b. Fire Protection District Fees | \$799 | |
| c. Water District Fees | \$33,405 | |
| d. Sewer/Sanitation District Fees | \$3,000 | |
| e. Flood Control District Fees | 0 | |
| Special District Fees SUBTOTAL | \$40,417 | http://www.sccoplanning.com/ADU/WebTool.aspx |
| Permits and Fees SUBTOTAL | \$51,988 | |

ESTIMATED COST OF ADU CONSTRUCTION \$ 205,788

Estimated Cost will autofill to the Cash Flow Estimator Worksheet.