



Lily pad Homes

Services

Accessory Dwelling Unit Services for Homeowners

❖ **Complimentary Phone Consultations**

We are here to answer homeowners' and renters questions. People call to tell us about their home and property and what they are looking for in an accessory dwelling unit. We provide a general overview of the regulations in their town, configuration options, financing options, and income opportunities. We also consult with renters and educate them about accessory dwelling units and how to assess homes of friends and family members for accessory dwelling unit potential.

❖ **Feasibility Study for Junior Accessory Dwelling Units**

We visit the home and look at spare bedrooms and ancillary spaces which may be converted into a private rental apartment. We measure the interior space and discuss layout options, review exterior access, and specific code requirements in each jurisdiction.

❖ **Feasibility Study for Accessory Dwelling Units**

We visit the home and look at the opportunities available to create an accessory dwelling unit. We measure the interior space and discuss layout options, and review exterior access. We subsequently consult with the town's planning department to find out about any special zoning (parking, hillside, flood zone, etc.) that applies to the property and may impact the development. Then we create a written report to document requirements and next steps.

❖ **Design Services**

We use our small-space expertise to develop a design for the unit that optimizes the space and meets the homeowner's needs. We can also help select materials and finishes for the project.

❖ **Construction Services**

We work with homeowners to build junior accessory dwelling units under our California, B classification, general contractor's license.

Consulting Services

The Lily pad Homes staff consults with municipalities, housing authorities, planning consultants, and others interested in housing and can provide guidance on these topics:

- ❖ Introduction to the Junior Accessory Dwelling Unit (JADU) concept and specifications
- ❖ Implementing a JADU ordinance

- ❖ Advocating for code changes
- ❖ Working with power, water, sewer, and fire prevention agencies to eliminate fees for JADUs and reduce fees for ADUs
- ❖ Developing programs to inform the community about the JADU opportunity