

|                                     | <b>Duplex</b>  | <b>ADU</b>  |
|-------------------------------------|--|---|
| <b>Built Form</b>                   | Typically defined as a single structure with a shared wall or floor/ceiling              | Can be part of a single structure or a separate free-standing structure.<br>More flexible way to get to two units on a lot.   |
| <b>Tenancy</b>                      | Can be 100% rental (less constrained)  | One unit must be owner-occupied (more constrained)  |
| <b>Financing/Marketability</b>      | Less constrained, long-standing product class  | Newer product class -- more constrained b/c of owner-occupancy req't  |
| <b>Size</b>                         | Fewer limitations in most bylaws   | 30% of principal dwelling or 900 s.f. -- whichever is greater   |
| <b>Condo/Conveyability</b>          | Possible to create condo or common interest ownership footprint lot                      | Cannot be made into a condo. and separately conveyed b/c of owner-occupancy and appurtenance provisions   |
| <b>Lot</b>                          | May be subject to larger lot size requirements   | Not subject to additional land area (except as needed for septic).<br>Defined in Act: Distinct unit that is clearly subordinate to a single-family dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation |
| <b>Dwelling Unit Classification</b> | Not defined in Act.  | Depends on treatment as public building   |
| <b>Public Safety</b>                | Fire Safety jurisdiction.  | Needs a State Permit  |
| <b>Water/Wastewater</b>             | Needs a State Permit   | Needs a State Permit  |
| <b>Covenants</b>                    | Private covenants can still exclude this and other forms of naturally affordable housing | New private covenants cannot exclude these<br>Preemption not applicable in FH areas   |
| <b>Flood Hazard</b>                 | Regulated locally  | May be subject to fees  |
| <b>Local Impact Fees</b>            | May be subject to fees   |   |
| <b>Assessment</b>                   | More predictable   | Some reports that assessors unsure how to value these, fewer comps  |