

BUDGET WORKSHEET

ADU Budget Worksheet

A practical framework for estimating and tracking all costs in your Ithaca ADU project.

Cost Categories

Category	Typical Range	Your Estimate
Design & Architecture	\$5,000 – \$20,000	_____
Engineering (Structural)	\$2,000 – \$8,000	_____
Permits & Fees	\$3,000 – \$10,000	_____
Site Preparation	\$2,000 – \$15,000	_____
Foundation	\$8,000 – \$30,000	_____
Framing & Structure	\$15,000 – \$50,000	_____
Roofing	\$5,000 – \$20,000	_____
Exterior Finishes	\$8,000 – \$25,000	_____
Windows & Doors	\$5,000 – \$15,000	_____
Plumbing	\$10,000 – \$30,000	_____
Electrical	\$8,000 – \$20,000	_____
HVAC	\$8,000 – \$20,000	_____
Insulation	\$3,000 – \$10,000	_____
Interior Finishes	\$15,000 – \$50,000	_____
Appliances & Fixtures	\$5,000 – \$15,000	_____
Contingency (10–15%)	\$10,000 – \$30,000	_____

Fill in your own estimates against typical ranges to build a complete project budget.

Financing Options

Home Equity Line of Credit (HELOC)

Use your existing home equity. Often the most cost-effective option for homeowners with significant equity.

Cash-Out Refinance

Refinance your mortgage and pull out equity. Works well in lower-rate environments.

Construction Loan

Short-term loan that converts to a permanent mortgage after construction is complete.

NY State Programs

Check NYSERDA and local housing programs for incentives and below-market financing for ADUs.

Rental Income Potential

Studio / 1BR ADU

\$1,200 – \$1,600/mo

Ithaca market estimate

1BR / 1BA ADU

\$1,500 – \$2,000/mo

Ithaca market estimate

2BR ADU

\$1,800 – \$2,500/mo

Ithaca market estimate