California ADU Cost Guide *2026*

NANOHOUZ

What starting prices cover, what moves your total, and how nanohouz prices an ADU on your lot.

> **Prices as of November 2, 2026.** Starting prices cover the standard plan and finishes on a straightforward site; your proposal confirms your total.

PRICING

A starting price is a *floor*, not a quote

Every floor plan on nanohouz.com shows a starting price: “From” and a number. It answers whether a plan is in range. It does not answer what that ADU will cost on your lot.

Read it as the plan in its standard configuration and finishes, built through our turnkey process on a straightforward site. It includes the foundation, utility hookups with up to 50 feet of trenching, delivery and installation. It does not include the permit and agency fees your city or county charges. Two identical homes can finish at different totals on two lots in the same city, because the costs that move are the ones the factory never sees: your city’s fees, your soil, your slope, your utility service, and the route a delivery truck takes into your backyard.

The starting price comes before our pricing process, not at the end. A free estimate applies standard assumptions. We call you, then you visit in person at no cost to see the homes that fit and our model homes. After the visit, a $500 good-faith deposit that goes toward your contract (fully refundable if you choose not to move forward after your proposal) pays for our property visit and a detailed proposal. Design sessions for finishes and details come after the contract. A feasibility study reviews your site. The Project Services Agreement sets a fine-tuned budget with your chosen upgrades, and the Authorization to Build confirms the final total after permitting.

TURNKEY SCOPE

What the turnkey scope *covers*

A low number that leaves out the foundation or the sewer line is not a low number. Compare any ADU price against the full scope. Our turnkey process includes:

- **Permits and plans:** Site, floor, foundation, utility, and structural plans, plus permit research, facilitation, and processing. The permit and agency fees your city or county charges are not in the starting price.
- **Site prep and foundation:** Clearing, excavating, stem wall foundation footings and piers, utility trenching, and slope adjustments.
- **Construction:** Load-bearing steel frame, asphalt shingles, tempered low-emittance windows, installed flooring, and heating, ventilation, and A/C ready.
- **Appliances:** Refrigerator/freezer, oven and range, microwave/range hood, dishwasher, and washer/dryer hookups.
- **Utility hookups:** Electrical, sewer, and water hookups with up to 50 feet of trenching. An electric main panel upgrade is not included (see below).
- **Installation and finishing:** Delivery to the project site and all interior and exterior finishing, including siding, entryway stairs and landing, and stitching and seaming.

The sections below cover what can sit outside a standard site. Your feasibility study identifies which apply before you commit.

AGENCY FEES

Government fees: set by your city, *not the plan*

Fees vary more from one address to the next than any other line, because a city, a school district, and one or more water and sewer agencies each set their own. State law caps several of them, and most caps turn on square footage. None of these fees are in the starting price; your proposal lists the ones that apply to your lot.

- **Impact fees:** None on an ADU with 750 square feet of interior livable space or less. Above that, they are charged in proportion to the primary home. Our guide to the 750-square-foot line shows the math. From January 1, 2027, SB 1117 limits those fees to the area above 750 square feet for up to two ADUs on a lot.
- **School fees:** Districts may charge them on ADUs over 500 square feet. The State Allocation Board set the 2026 maximum Level I rate at $5.38 per square foot, about $4,300 on an 800 sq ft ADU. Districts that qualify for Level II or Level III fees can charge more.
- **Water and sewer connection fees and capacity charges:** These sit outside the impact-fee exemption, and they depend on whether your provider requires a separate connection. Hayward's current utilities checklist shows the spread. A new-construction ADU that needs its own water meter carries an estimated $19,701 in utility fees: $6,560 to install the service line, a $7,846 meter facilities fee, and a $5,295 sewer capacity fee. For a conversion of existing space, where only the existing meter has to be upsized, the estimate is $4,517.
- **Building permit and plan check fees:** These pay for review and inspection, so the 750-square-foot exemption does not reach them. Sacramento's ADU fee estimate, revised July 2026, puts city fees for a new 749 sq ft ADU at about $5,270 and a 1,200 sq ft ADU at about $14,840. Both figures exclude school fees and county sewer fees.

Agency fees on the same plan can range from a few thousand dollars to well into five figures depending on the city and the utility. California's 60-day permit shot clock limits how long a city can take to act on a complete application.

YOUR LOT

Site conditions and *access*

Our standard scope covers clearing, excavation, the foundation, slope adjustments, and up to 50 feet of utility trenching. These conditions go beyond it:

- **Site grading and retaining walls:** A level backyard needs little work. A sloped one can need significant grading or retaining walls, and walls can need their own engineering.
- **Bedrock or clay soil:** Expansive clay, or rock close to the surface, changes how footings are designed and dug. Your building department may also ask for a soils report.
- **Extended utility trenching:** Deep lots put the ADU far from the water meter, the sewer lateral, and the electric service. Every foot past 50 adds trenching, pipe, wire, and surface repair. An ADU that sits below the sewer connection may also need a pump.
- **Septic and wells:** Without public sewer or water, a septic system or a ground well needs its own design and county environmental health approval.
- **Tree removal, demolition, and pool filling:** Clearing the pad can mean removing a tree (many cities require a permit for protected trees), demolishing a garage or shed, or filling an old pool.

A manufactured ADU arrives in finished sections, so the route to the pad matters: driveway width and slope, side-yard clearance, gates, fences, overhead power lines, and tree canopy. Where the route allows, sections move into place on the ground. Where it does not, a crane lifts them over the house, which adds the crane, room for it to set up, and sometimes a city permit to occupy the street.

UTILITIES

Electric panel and *service*

An electric main panel upgrade is not included in the starting price. Whether your property needs one is decided case by case: it depends on the power the ADU and the rest of the property need, and on what PG&E or your electric provider requires. Your feasibility study checks it, and your proposal prices it when it applies. The utility's side of the meter is a separate job. When an ADU adds more load than your current service can carry, the utility may need to upgrade the service line or the transformer, and some cities require a separate electric meter for new ADU space. Hayward, for example, requires a separate PG&E meter for an ADU with new space and makes the owner responsible for its installation cost.

The utility sets that price and that schedule. PG&E says project costs vary with the type of service requested, the work it does at the site, and surrounding conditions, and it gives a firm estimate only after engineering. A 2024 SPUR report, citing PG&E figures for residential service upgrades, found customers paid $7,500 to $10,000 after the utility's allowance in 55 percent of cases, and upward of $30,000 in 5 percent. Apply early. Utility work runs on its own timeline, separate from the city permit.

Under Government Code section 66314(d)(12), an ADU cannot be required to have fire sprinklers if they are not required for the primary residence, and building an ADU cannot trigger sprinklers in the existing house. If your house already has sprinklers, plan on them in the ADU. On long flag lots and hillside parcels, raise fire-department access early, because it can shape the site plan.

DESIGN & CODE

Upgrades, solar, and how to read the *number*

The starting price uses standard finishes. Finish and feature upgrades you choose are priced on top and written into the budget in your Project Services Agreement.

According to the California Energy Commission, a newly constructed detached ADU must install new solar PV to meet the 2025 Energy Code's prescriptive requirements, unless an exception applies. HUD-code manufactured homes are treated differently. The same CEC guidance says manufactured homes with a HUD label must meet the Title 25 regulations and are not subject to the Energy Code, and HCD's Information Bulletin 2020-01 says they are exempt from the Energy Code solar mandate. You can still add solar by choice. Factory-built (modular) homes must comply with Title 24, including the Energy Code; our guide to manufactured vs. modular ADUs explains the difference.

- **Use it to shortlist:** The starting price tells you which plans fit. It does not set your budget.
- **Compare scope, not totals:** Ask any other ADU quote whether it includes the foundation, trenching, utility hookups, delivery and installation, appliances, and permit processing, and which city fees it leaves out.
- **Price both sides of 750 and 500:** Near those lines, a slightly smaller plan can save more in fees than the difference in starting price suggests.
- **Call your utilities early:** Ask whether the ADU needs its own water meter, sewer connection, or electric meter, and what each one costs.
- **Treat the feasibility study as the first real number:** The final total comes at Authorization to Build, after permitting.

OUR ADUS

Series at a *glance*

Live catalog starting prices as of November 2, 2026. The series name is the home's shape, not its size.

SERIES	SHAPE	PLANS	SIZE	BEDROOMS	STARTING PRICE
Nano Haven	One factory-built section	35	378–888 sq ft	1–3 bedrooms	From $256,270
Nano Nook	L-shape	1	540 sq ft	1 bedroom	From $322,628
Nano Nexus	Two-story	3	765–1,050 sq ft	1–2 bedrooms	From $392,507
Nano Nova	Two factory-built sections	73	563–2,244 sq ft	1–4 bedrooms	From $322,072

TIMELINE

From contract to *move-in*

Most projects take 6–18 months for the full process, from your first call to move-in. Permitting is the longest phase: 3–9 months, depending on your city. Once permits are approved, the factory build takes 12–16 weeks and runs alongside site prep. The home is set on its foundation in a single day; utility connections and final finishes take about 4–6 weeks, and final inspections about 2–4 weeks.

NEXT STEP

Talk to our *team*

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SOURCES

- California Government Code § 66311.5 (ADU fees)
- California Government Code § 66314 (ADU standards, including fire sprinklers)
- California Department of Housing and Community Development, Accessory Dwelling Unit Handbook (March 2026)
- State Allocation Board, Index Adjustment on the Assessment for Development (January 28, 2026)
- City of Hayward, Single-Family Residential ADU Checklist and Utilities Checklist for ADUs (April 2026)
- City of Sacramento, CDD-0419 Accessory Dwelling Unit Fee Estimate (New Construction), revised July 12, 2026
- California Energy Commission, 2025 Energy Code Accessory Dwelling Units (ADU) FAQs
- HCD Information Bulletin 2020-01, California Energy Code Photovoltaic (Solar) Requirements and Manufactured Housing/Mobilehomes (January 2, 2020)
- PG&E, Building and Renovation Services
- SPUR, Solving the Panel Puzzle (May 2024)

General information, not legal or financial advice. Fees, utility charges, and code requirements vary by city, county, district, and utility, and they change often; confirm current figures with your local agencies.