

Tiny Living Structure Matrix

Category	Accessory Dwelling Unit	Mobile Home	Portable living units (on trailer)	RV/ Motorhome
Picture				
Description	Living unit behind a main residence; on a slab	Mobile/manufactured home driven to site for permanent placement	Movable, independent living unit	Vehicle built for temporary recreational living; includes internal engine and 5th wheel
Type of residence	Secondary	Primary	Secondary	Temporary
Typical size (square feet)	500 – 1,200	1,620	<500	<400
Construction/Manufacturing Governing Entity	Local	State	State	State
Permits	Local	State	State	State
Zoning	Local	Local	Local	Local
Set Backs	Local	Local	None	None
Mobility	Permanent	Permanent	Mobile	Mobile
DMV License	No	Yes, Annual	Yes, Annual	Yes, Annual
Insurance type required	Homeowner	Homeowner	Vehicle	Vehicle
Utilities interconnection fees	No	Yes	No	No
Tax Assessment Impact	Yes	Yes	No	No
Issues	Costs and length of time to obtain permits	Limited supply	Local ordinance does not exist	Could be a limit on how long to be at site
Estimated Cost/unit	\$100K	\$175K	\$50K	\$100K

Notes:

Portable living units Opportunity:

1. Building tiny house on a trailer
2. No local ordinance
3. Considered vehicle; DMV/State regulations