



DADU Quick
Big potential, right in your backyard



DADU Guide

What's a DADU and
Could It Work for You?

Savannah Lyn
Real Estate Agent

Keller Williams Realty Tacoma

 5099983410

 savannahbinschus@kw.com

 www.savannahlynproperties.com



Who I Am



Hi, I'm Savannah Lyn

A real estate agent, permitting guide, and Pacific Northwest native with a heart for helping people dream big with the land they already own.

I grew up in Gig Harbor, and after living as far away as Egypt and China, I found my way back to the forests, salty air, and mountains of Washington. Honestly, nothing compares to the beauty and possibility of this place. Today, I live in Tacoma and work across the region helping homeowners, buyers, and investors explore what's next.

My background is a little different than most agents. I work hands-on in development coordinating zoning, permitting, and land use planning for residential and multifamily projects. That means I see homes not just for what they are, but for what they could be.

Whether you're dreaming about adding a backyard cottage, investing in a rental, or just curious about your property's potential, I'll walk with you through each step always with clear information, grounded advice, and care for your goals.

I believe in being the kind of guide who leaves you feeling more confident, supported, and inspired because when you understand what's possible, everything changes.

Let's explore it together.

What Is A DADU?



Plain & Simple:

A DADU, or Detached Accessory Dwelling Unit, is a small, standalone home built on the same property as your primary residence or a property you own. Also called:

- A backyard cottage
- A guest house
- A rental unit
- A granny flat
- A second home for family or guests

What it IS

- A fully independent living space with:
- Its own private entrance
- A kitchen and bathroom
- Living, sleeping, and storage space
- A footprint separate from your main house

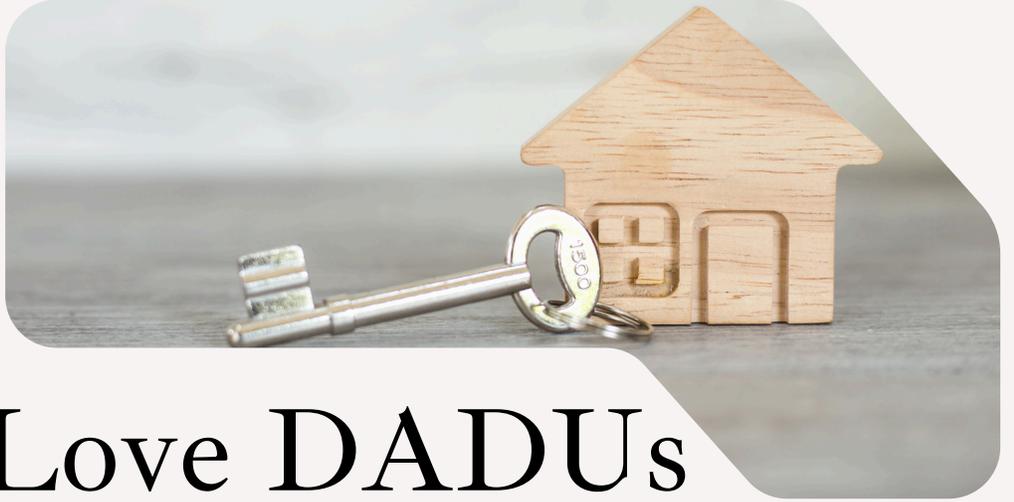
What it's NOT

- A basement apartment (that's an attached ADU)
- A tiny home on wheels (DADUs must be built on a permanent foundation)
- A shed or RV (these don't meet building code or zoning standards)

A DADU is ideal for

- Multigenerational living (think aging parents or adult kids)
- Rental income or Airbnb potential
- Home office or creative studio
- Guest accommodations
- Long-term property value and flexibility

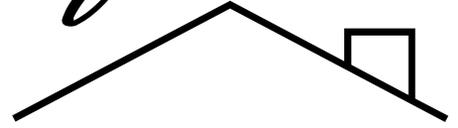
Why



People Love DADUs

- ◎ **DADUs are more than just an extra unit**
They're a way to live more intentionally, flexibly, and creatively on the land you already own. Here are some of the most common (and exciting) reasons people choose to build one.
- ◎ **Multi-Generational Living**
Create a private, comfortable space for aging parents, adult children, or extended family while still staying close.
- ◎ **Extra Room for Guests**
DADUs make hosting easy whether for weekend visits, long-term stays, or giving friends and family a space of their own.
- ◎ **Rental or Passive Income**
Turn your DADU into a long-term rental, Airbnb, or even traveling nurse housing. It's income potential without buying new land.
- ◎ **Property Value & Equity**
Adding a DADU often increases resale value and long-term equity—especially in growing urban markets.
- ◎ **Work + Life Flexibility**
Use the space as a home office, art studio, gym, therapy room, or creative retreat the possibilities are endless.
- ◎ **You Already Own the Land**
That's the best part. No new land purchase. No major relocation. Just making the most of the space you already call home or property you own.

Is My Property Eligible?



In short? Maybe! Here is what I check:

Zoning & Land Use

Each city has its own rules. The good news? Many areas now allow DADUs regardless of traditional zoning labels. You just need to meet certain criteria.

Lot Size & Layout

Some lots are too small, oddly shaped, or already maxed out in terms of what's allowed to be built. Others are a perfect fit. We'll check your parcel dimensions and available open space.

Setbacks & Building Code

Even if your zoning says “yes,” your home’s location, setbacks (distance from property lines), and existing structures play a role in what you can build and where.

Utilities & Access

You’ll need access to sewer, water, power, and sometimes alleyways or clear driveways for DADU approval.

Not sure? I’ve Got YOU!

Don’t worry about decoding all the regulations. That’s where I come in. I’ll help you figure out what’s possible, what’s allowed, and what makes the most sense for your space and goals.

The Process

How To Make a DADU Happen

1 Property Review + Zoning Check

We start by reviewing your property's layout, zoning, setbacks, and available space to determine what might be possible. This is where I come in with a zoning-smart lens to guide you from the start.

2 Pre-Design + Conceptual Layout

If things look promising, the next step is to sketch out ideas how big the unit could be, where it might sit on the lot, and how it can complement your existing home.

3 Permitting

Once a concept is finalized, we'll submit plans for approval. Most cities respond with revisions, which I help coordinate and respond to. This back-and-forth is normal and it's my area of specialty! I will keep things moving, meet city requirements, working to reduce delays.

4 Construction Begins

Once permits are approved, the build begins! This is where I refer you to a general contractor. I'll connect you with a team that manages everything from site prep to move-in. Again, I will still help through this whole process.

5 Final Inspections + Occupancy

After construction is complete, final city inspections are scheduled to ensure your DADU is code-compliant, safe, and ready for use.

You Are Not Alone



You don't have to figure this out on your own. Whether you're just starting to explore the idea of a DADU or ready to dive into plans, I'm here to walk with you every step of the way. From understanding zoning and mapping out possibilities to coordinating permits and connecting you with trusted builders.



I'll be your guide through the entire process. My job is to make sure you feel confident, informed, and never left guessing because this isn't just about adding space, it's about building something meaningful, and you deserve to feel supported the whole way through.

FAQs



Common Questions

◎ **Can I rent out my DADU?**

Yes! In many areas, you can rent out a DADU as a long-term rental or short-term stay—though the rules vary by city. Some require owner occupancy or restrict short-term rentals like Airbnb. I'll help you navigate your local policies.

◎ **Will this increase my property taxes?**

It may. Any new construction can affect your assessed value but it also increases your equity and resale value. I'll connect you with resources to estimate what that might look like for your specific property.

◎ **Can I convert my garage or shed into a DADU?**

Possibly! Some garages or outbuildings can be converted if they meet structural, zoning, and building code requirements. I can help assess if that's an option for you.

◎ **How much does a DADU cost to build?**

Costs can vary widely depending on size, layout, materials, and access to utilities. In general, most DADUs. Typical cost \$100,000–\$350,000. I can help you understand the cost range for your specific property and connect you with trusted builders.

◎ **How long does the process take?**

From initial review to move in, a DADU can take 8–18 months, depending on permitting timelines and construction scope. I'll help keep things clear and moving forward.

◎ **Is my lot eligible?**

Let's find out together. I'll review your zoning, lot size, and setbacks and help you understand what's possible no pressure, just clarity.

Still have questions?

I'm happy to chat through your ideas and help you understand your options. Reach out anytime.

Lets Talk About Your Property

You don't need to have it all figured out that's what I'm here for.

Whether you're curious if a DADU would even fit, wondering what your zoning allows, or just exploring options for your long-term goals, I'd love to help you understand what's possible.

No pressure. No pushy sales talk. Just an honest, thoughtful conversation with someone who knows how to guide the process and answer the "what ifs."

Let's talk about your property, your goals, and what might be next.

Get in Touch



509-998-3410



savannahbinschus@kw.com



savannahlynproperties.com



*Scan here to visit
my website!*

