



ADU Due Diligence Checklist - RE117R25

Use this checklist to verify key factors when marketing, advertising, or valuing a property with an existing or proposed Accessory Dwelling Unit (ADU) in Southeastern Massachusetts or Cape Cod.

Step 1:

Property Basics Property Address:

MLS #: _____

Lot Size: _____

Zoning District: _____

Year Built: _____

Step 2:

ADU Legal Status ADU Permitted by Right? Yes No Town Requires Special Permit? Yes No Existing ADU - Confirm Permits Issued? Yes No Size of ADU (sq ft): _____ (Max allowed: 900 sq ft or 50% of primary dwelling) Number of Bedrooms: _____ (Check state sanitary code) Occupancy Restrictions? Yes No

Step 3:

Compliance Checks MA Building Code - Egress, smoke detectors, access MA State Sanitary Code - Health, safety, occupancy Septic (Title 5) - Capacity verified? Yes No Parking - Meets local bylaw? Yes No Utility Connections - Separate or shared? _____

Step 4:

Town Verification Planning/Zoning Department Contacted? Yes No Confirmed No Additional "Reasonable Regulations"? Yes No Town Specific Notes: _____



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Step 5: Marketing & Disclosure

Advertising complies with 254 CMR 3:00 (no false/misleading info) Brokerage name clearly identified Fees disclosed for rentals ADU clearly described as legal/permitted in marketing remarks If unpermitted, disclosed to buyer in writing

Step 6:

Red Flags to Watch For Seller claims "legal" ADU but no permits on file Town has moratorium or restrictive rules (e.g., Wareham, Fairhaven) ADU in septic-limited area without upgrade Historic district requiring extra approvals Short-term rental restrictions (under 30 days)

Notes: _____
