GOLLEY HOUSES

# Build Your Tiny House Rental Property



A guide to building a tiny house or community of tiny houses to earn rental income.

**www.GolleyHouses.com**

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*The information presented here is for informational and educational purposes only. It does not construe financial or real estate advice. You assume the sole responsibility of relying on this information at your own risk.*

# 1. Is a tiny house rental property a good investment?



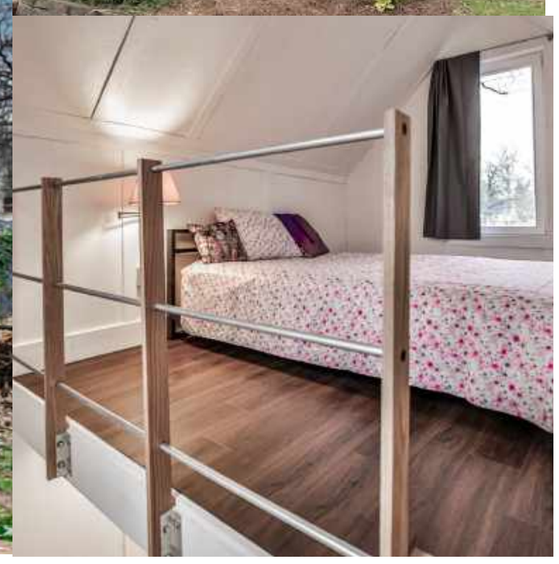
## Tiny House Rentals

Tiny houses have been gaining momentum as an affordable alternative housing option for more than a decade, but they are also becoming prime real estate investments for people interested in earning rental income.

Tiny houses are built in a variety of settings from urban locations to remote tiny house cabins in the woods. Some tiny homeowners rent their tiny homes to long-term tenants, while others use tiny houses as short-term vacation rental properties through a service such as Airbnb, Vrbo, among others. Building a community of multiple vacation or cabin rentals in a picturesque location is also a way to earn rental income.







**Cabins and tiny homes have become even more popular vacation destinations in the wake of the COVID 19 pandemic.** Some creative and popular tiny house rentals include lake houses that capitalize on nature's amenities with a small dock and canoe. Or picture a tiny house on a working farm with an outdoor community fire pit, where renters are invited to tour the farm. Tiny houses work great as cabins in the mountains or bungalows near the beach. They also work well in the city, offering a unique, affordable, alternative to hotels.

A new survey on tiny house living conducted by IPX 1031, a national real estate investment firm, identified numerous trends in preferences and interests in tiny homes for living space or rental opportunities. According to the survey , 72 percent of respondents would consider buying a tiny home as an investment property. Among those, 63 percent said they would use their tiny home as a long-term rental, while 37 percent said they would rent their tiny home as a short-term rental.

Source: https://www.ipx1031.com/america-ideal-tiny-home-tiny-office/

Below are several benefits of building tiny houses for rental income:

- Create a source of monthly income.
- Use rental income to pay for your dream vacation tiny house.
- Turn an unused backyard or empty land into a source of income.



**NOTE: To determine if a tiny house rental property is a good investment for you, you will need to calculate the cost to build and maintain a tiny house and the potential return on investment (ROI) in rental income. Let's start with how much it costs to build a tiny house.**




## 2. How much does it cost to build a tiny house?

The cost to build a tiny house varies greatly depending upon the materials used and whether you build the tiny house yourself or hire a contractor. While luxury tiny homes can cost upwards of $150,000, a basic Golley House kit costs approximately $18,000, with finishing costs for another $8,000, for a total cost of around $25,000. However, prices do fluctuate due to market conditions. Tiny house costs to consider include:

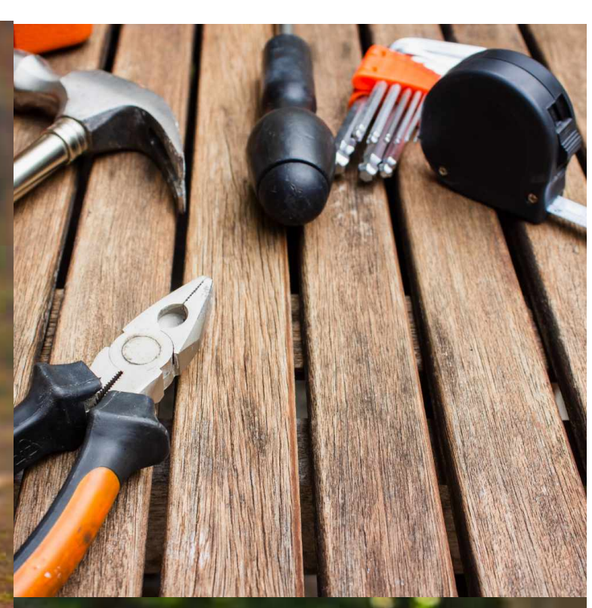
- Lot
- Permitting fees
- Tiny house building kit / materials
- Installation of utilities
- HVAC
- Plumbing
- Electrical / solar
- Insultation
- Doors / windows
- Roofing
- Finishings
- Insurance
- Appliances
- Landscaping
- Furniture
- Repair / maintenance costs

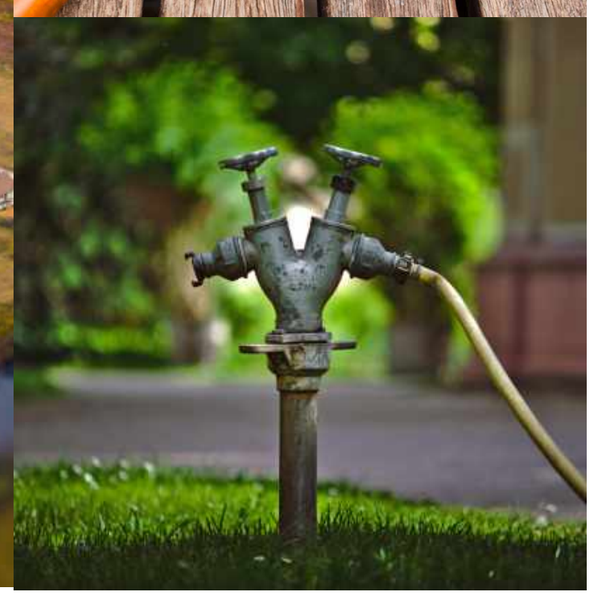
# 3. How much does it cost to maintain a tiny house rental?

How much does it cost to maintain a tiny house each year? On average, American Family Insurance recommends budgeting approximately $1 for every square foot of livable space each year for home maintenance. However, maintenance for a tiny house is typically less than a full-sized home. The cost to maintain a tiny house will vary by house. Below are a few key tiny house maintenance requirements of which to be aware.

- Pump septic tank
- HVAC service
- Water system maintenance
- Solar power system maintenance
- Roads and parking maintenance
- Property taxes







# 4. How much income can I earn from my tiny house rental?

How much rental income you earn from a tiny house depends upon various factors.

1. The cost to build and maintain a tiny home vs. the potential income.
2. Desirability of the location of the tiny house.
3. Uniqueness and quality of the finishes.
4. How often the tiny house is leased or booked.

To determine the annual net operating income, calculate the expected rental income for a year and deduct the costs necessary to maintain the property for the year. Don't forget to include management fees, repairs, maintenance, insurance and property taxes.

**Long-Term Tiny House Rental Income**
How much you can charge for rent varies by location. The average rent for an apartment in Atlanta is $1548 for 974 square feet, according to RentCafe as of June 3, 2021. The national average rent in January 2020 was $1,463.

**Short-Term Tiny House Rental Income**
The average cost of an Airbnb rental for Atlanta in 2020 was $132 per night, according to Alltherooms.com/analytics. The national U.S. average is $171 per night.




# 5. How do I calculate the ROI of renting a tiny house?

How much profit you can earn from renting a tiny house can be determined by calculating how much the investment costs minus how much the investment earns in income each year.

**How to calculate the ROI of a tiny house rental**
You can calculate your return on investment (ROI) by calculating net profit divided by your total investment multiplied by 100.

**Net Profit / Total Investment * 100 = ROI**

To calculate ROI you need to know how much it will cost to build and maintain a tiny house, as well as how much profit you can earn by renting it.

**Let's look at an example of a long-term tenant.** In this scenario you already own a lot and add a tiny house in your backyard and the total cost to build the tiny house is $35,000. If you charge $700 per month in rent, the tiny house rental will earn $8400 in annual gross revenue. Subtract annual maintenance and repair costs of $1000 and your net profit is $7400 per year. At this rate, your investment will become cash flow positive in 3.38 years, earning $7400 per year in annual revenue. In ten years, the rental property earns $74,000 in rental income.

**ROI = 21.1%**

**Now let's look at short-term rental income for a community of vacation cabins**. In this scenario you purchase a plot of land in the mountains near a creek in north Georgia for $36,000. You build five vacation cabins and a shared clubhouse for a total of six tiny house buildings.

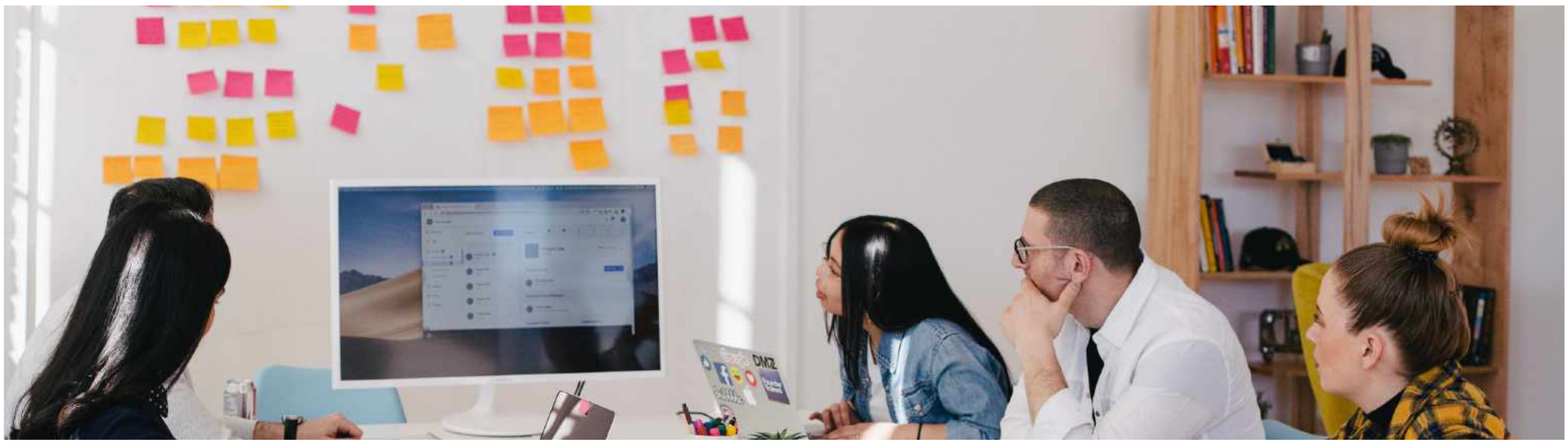
Each building costs $30,000 to build and furnish. You charge $125 per night. The average Airbnb occupancy rate in Georgia is 47%. At this rate, your ROI would look like this:

**Initial investment: $36,000 + ($30,000x6) = $216,000**
**Rental income: (365 x $125) x .47 = $21,443.75 in annual rental income**

**The ROI = 9.9%**

At this rate, your investment would be cash flow positive in 10.07 years and earn an average annual income of $21,443.75 in rental income.

However, please consider that these numbers are to be used as examples, and your exact situation will be based on your unique circumstance.



# 6. Things to know before building a tiny house rental

It is important to make sure you comply with all local laws and regulations in your area before building a tiny house rental property. Below are a few things to know before building a tiny house rental property. Contact an attorney to ensure you are following all laws and regulations in your area. You can also access the free Tiny House Permitting Database on the Golley Houses website, which features links to Georgia zoning and permitting websites by city and county.

https://golleyhouses.com/tiny-house-zoning-permitting

**What licenses do I need to build a tiny house rental property?**
Depending upon your local regulations, you may need one or all of the following licenses and/or permits:

- Business license, lodgers tax license, land use permit, or Transient Occupancy Tax (TOT) certificate
- Rental license
- Hospitality license
- Building permit

**Do I need to set up an LLC to rent a tiny house?**
In most situations, it is a good idea for tiny house owners who want to rent their property to set up a limited liability company (LLC). An LLC protects the personal assets of a business owner from lawsuits. LLCs limit the personal liability of the owners. With an LLC, only the assets owned in the name of the LLC are subject to the claims of business creditors, including lawsuits against the business.

**What laws do I need to follow to rent a tiny house?**
Laws and regulations for long-term rentals vary by city, state, and county. Be sure to follow local laws related to being a landlord of a rental property, including the following:

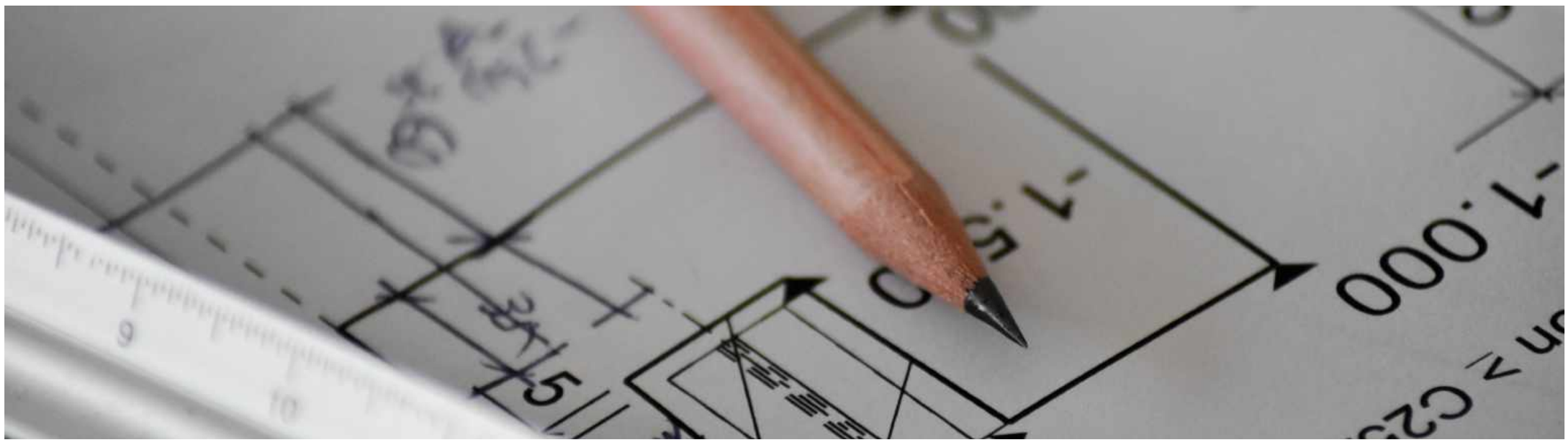
- Anti-discrimination laws
- State rent rules
- Security deposit limits and rent rules
- Habitable housing regulations
- Federal, state, and local landlord-tenant laws
- Required landlord disclosures
- State laws on termination for violation of lease

**What legal and regulatory issues should I consider before renting a tiny house for short-term guests?**
Laws and regulations for short-term rentals vary by city, state, and county. Below are a few key ones to follow. Consult with an attorney for specific counsel on laws in your area.

- Short-term vacation rental certificates
- Rental license
- Rental insurance coverage
- Safety and building inspections
- Occupant tax rules
- Safety and insurance regulations
- Parking space regulations
- Historic district regulations
- Homeowners' association covenants

Visit the Short Term Rental Advocacy Center for additional resources: http://www.stradvocacy.org/

**What short-term rental services regulations do I need to comply with?**
Each short-term rental listing website has its own regulations and guidelines hosts must follow. Before listing your property on a service, such as Airbnb, Vrbo, TripAdvisor Rentals, and the like, check with their host or owner guidelines.



# 7. Permitting

**Tiny houses are often classified as accessory dwelling units (ADUs). What is an ADU and why is it important?**
An ADU (accessory dwelling unit) is an additional, self-contained dwelling on a typical single-family lot. It can be attached, such as in the lower level of the main dwelling, or detached at the rear of the property. These smaller units represent the “missing middle,” filling the gap between single-family homes and multi-unit dwellings downtown.

**When you seek a permit for your tiny house, you will likely need a permit for an ADU.** Your local planning and zoning department will provide you the necessary information to obtain a permit. The process is not difficult and is intended to assure that buildings meet the minimum safety standards of the local jurisdiction. Our experience has been that the officials you will need to work with are helpful and excited to help homeowners fit their projects into the local zoning codes.

According to zoning and planning laws, ADUs can be used in multiple ways. They can be an extension of the main home, or they can be used as rental properties and income generators for property owners. It is important to make sure your tiny house follows all zoning, building and septic codes for your local jurisdiction. Also if you are building in Georgia, check out the Tiny House Zoning and Permitting Database on the Golley Houses website. You can search the database and find numerous resources and links that will help you on your journey.

Here is an example of the building requirements surrounding ADUs, taken from the city of Decatur, Georgia.



An ADU may be developed in or to the rear of an existing or new main dwelling. To keep true to its accessory size, an ADU may have a floor area up to 800 square feet, and should not exceed 40 percent of the floor area of the primary dwelling. If the ADU is combined with the garage, the total floor area may be up to 1,000 square feet. An ADU may have up to two bedrooms. The owner is required to reside in either the main dwelling or the ADU for at least eight months of the year; an affidavit will be required of the owner confirming residency. If detached from the main dwelling, an ADU must be located in the rear yard and have a footprint no greater than 30 percent of the rear yard. In combination with the main dwelling, the total floor area should not exceed 40 percent of the lot area. Similarly, the total lot coverage of all impervious surfaces should not exceed 40 percent of the lot area.

Source: https://www.decaturga.com/planning/page/accessory-dwelling-units



# 8. Construction

**Can I build a tiny house myself or do I need a contractor?**
Whether you are able to build a Golley House yourself with friends or need a contractor is dependent upon your skill level. The panels of a Golley House are not very heavy, but they are large and often need a few sets of hands to maneuver. If you are a skilled do-it-yourselfer, you will easily be able to build the tiny house yourself with several helpers. If you are not handy and don't have a skilled friend to help, it will be easier to use a contractor to do the heavy lifting. Using a contractor or small group of friends to help will get your project completed quickly so you can start using the space in the shortest amount of time.

**How long does it take to build a tiny house?**
The project is usually accomplished in three phases:

1. Installing the foundation or slab.
2. Assembling the kit.
3. Finishing the exterior and interior.

The foundation takes at least 2-3 days. Assembling the kit takes at least three days and the finishings typically take about a week or more, especially when including the painting of the inside and outside.



**What type of foundation do I need for a tiny house?**
The Golley House kit's structural insulated panels (SIPs) provide an insulated floor so typically a raised foundation is appropriate. Options include piers with a wooden frame or concrete blocks or poured concrete foundation walls provide a controlled crawl space. Where no crawl space is desirable, the tiny house can be built on a slab. When building on a concrete slab you may not need insulated flooring panels.

A level and square foundation is very important. Working with an experienced contractor to install whatever foundation system you choose to use will make the entire project progress much better. The type of foundation you choose can vary greatly in cost and provide different performance characteristics. Also, zoning regulations may require that you place your Golley House on a particular type of foundation.

Water, electricity and sewer should be provided at the site prior to the installation of your Golley House. If you are planning to use your Golley House off the grid, the energy efficiency of SIPs makes it an ideal material to work with.




**Are tiny houses energy efficient and environmentally friendly?**
Tiny houses can be incredibly energy efficient if they are designed correctly and built with the proper materials. Golley Houses rely on Structural Insulating Panels (SIPs) to create a very tight insulated structure that maximizes energy efficiency and strength. The 30 SIPs used for the basic Golley House include insulated walls, ceiling and floor. SIPs are constructed as a sandwich of Oriented Strand Board(OSB) and Encapsulated Polystyrene foam (EPS).

The SIPs replace the traditional house framing, creating a monocoque structure much like the frame of a car or the shell of an egg. The panels are joined with splines and nails and then glued with injected foam that seals the panel joints and creates an envelope with no openings, except for the window and doors. The panel thickness determines the R-value of the panel and because there is very little air infiltration, it is easy to achieve a very energy efficient building.

SIPs are one of the most airtight, green and well-insulated building systems available. Building a tiny home with SIPs requires less energy to heat and cool. SIPs provide better control over indoor environmental conditions and produce less construction waste than traditional stick construction. SIPs are constructed as a sandwich of Oriented Strand Board (OSB) and Encapsulated Polystyrene foam (EPS). The materials are fabricated in a factory, allowing for a controlled environment and greater efficiency than on-site framing.

According to the Structural Insulated Panel Association, OSB is a green building material that relies on a fast-growing wood species that is ground into chips and converted into board. SIPs contain no volatile organic compounds (VOCs) or other harmful chemicals and meet the most stringent standards for indoor air quality.




# 9. Materials

**What is included in a Golley House kit?**
The Golley House is a modular, environmentally friendly tiny house flat pack kit that provides a cost-effective, easily assembled solution for alternative housing. The Basic Golley House kit is comprised of only 30 primary structural components.

The Golley house kit uses standardized components to be fully modular so adding extra space is as easy as ordering additional modules. Each ring of components creates a module which adds four feet of additional space. Two or three modules create another room.

- The Basic Golley House kit is 10 ft wide and 16 ft deep.
- The side walls are 12 ft tall to allow the addition of a loft space that has real stand-up headroom.
- The structure is created using Structural Insulating Panels so construction is extremely quick.
- Using SIP's creates a very "tight" insulated structure for energy efficiency and strength.
- The finished height of the Golley House is in excess of 16 ft making it more suitable for use as accessory buildings or small cabins and cottages.

**All of the materials needed to build the basic kit are included:**
- The pre-cut structural panels for the walls, roof and floor
- All the splines, precut lumber, fasteners, caulk and foam sealant

Along with pre-cut panels for the walls, roof and floor, the Golley tiny house flat-pack kit also includes all the splines, precut lumber, fasteners, caulk and foam sealant required for the build. A foundation dimension drawing is included with the kit. A foundation must be installed prior to assembly. Local building codes will determine the type of foundation used.

Building Golley Houses in a manufacturing facility and delivering them as flat-pack kits makes it possible to provide a strong, energy-efficient structure that can be customized to individual taste and needs.The basic Golley House is 10-feet wide and 16-feet deep. The side walls are 12-feet tall to allow for the addition of a loft space that has real stand-up headroom. The finished height of a Golley House is in excess of 16 feet making it suitable for use as accessory buildings or small cabins and cottages.

**HVAC**

All SIP structures are extremely airtight so proper air circulation is important especially if you include a bathroom and a kitchen. The addition of an ERV, Energy Recovery Ventilation system will maintain the air quality and keep the energy use low.

Several options for HVAC systems are typical for tiny home applications. Mini-split heat pumps are common and provide the ability to place the unit just about anywhere within the structure with only a small penetration for the line to the external unit. PTAC heat pumps are single unit heat pumps similar to the inside portion of the mini-split although they generally require a larger opening in the wall.

It is also possible to install a standard window AC unit and a separate heat source. Remember the thermal efficiency of the SIP structure of the Golley house means that you will not need a lot of heating or cooling energy to maintain a comfortable environment.

## Plumbing

The plumbing requirements for your Golley House will be the same as any home although because the outside walls are basically solid all plumbing should be routed up through the floor and on the inside the structure. One advantage of this is that no water lines will be susceptible to freezing in the walls.

## Electrical

There is a horizontal wiring chase designed into each wall panel of the Golley House. For overhead fixtures it is easiest to surface mount wire channels that can be hidden by trim or wall treatments. If hidden wiring is important wiring can be installed during the panel installation process so wiring is hidden and protected within the panels.

## Insulation

Additional insulation is unnecessary because the SIP panel construction incorporates the insulation within the structure. The insulation actually becomes a part of the structure.



**Note: Follow local building codes and regulations when installing any and all utilities in your Golley House for both safety and legality.**

## Doors & Windows

- Use a standard 32” exterior door for the entry, the “rough” opening is 36”.
- All three windows are the same size - 2’4” x 5’.
- All openings in the kit are accurate and square making it easy to install the components.
- Flashing materials are not part of the kit, it is important to properly install flashing to assure the longevity of the home.

## Roofing

Golley Houses can be fitted with custom roofing materials and exterior treatments of your choice to complete your Golley House tiny house. Whether you are interested in a specific architectural style, a roof with solar equipment that can be leveraged for power, or a long lasting metal roof, it’s easy to customize your roof to capture your vision.

## Finishings

The Golley House kit provides the structure and you supply the finishes to match the style or purpose you like. By adding your own finishes the Golley House can be designed to match the style of the primary dwelling or can be made as unique as you want.

The materials used in the SIP construction mean that an additional vapor barrier is not necessary, however it is necessary to add “house wrap” to create a ‘water plane” behind whatever siding you desire. Options range from vinyl siding for its ease-of-installation and low-maintenance, to cement siding for its longevity and strength, to metal panels or wood shingles or boards. Your imagination is the limit.









**NOTE: The foundation must be installed prior to assembly of the Golley House kit. Local building codes will determine the type of foundation you decide to use.**

**Planned add-ons for the Golley House it include:**

- Door and Window package
- Loft material package
- Kitchen cabinet layout and product selection order sheet for several different styles
- Bathroom layout and order sheet - toilet and shower fixtures
- Cut sheet or Order sheet for materials needed to build several different exterior style treatments
- Interior materials list for finishing the interior in several different styles

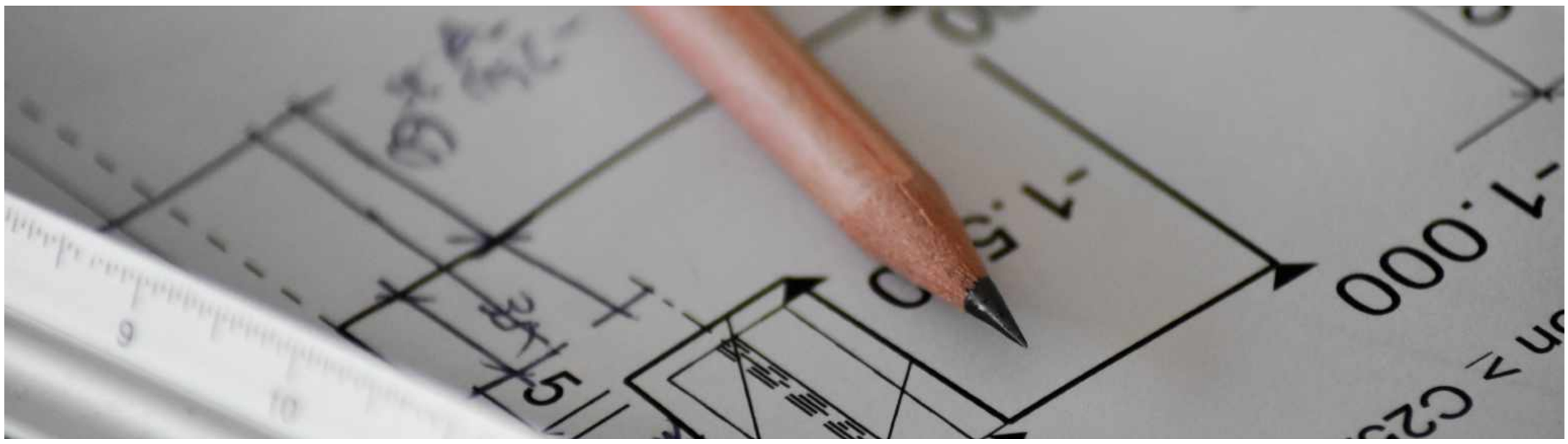



# 10 Assembly

Detailed drawings and assembly instructions are included with each kit. The tools needed and assembly techniques are common in the building process. Each SIP panel is precut to the required dimensions with grooves routed in the foam for either 2x lumber used around the outer edges or splines used in the connection of panels. The splines are placed in their routed grooves and then two panels are pushed or pulled together, 8p nails are placed on either side of the joint through both the outer skin of the panel and the spline at regular intervals securing the panels together. After the panels have been installed, holes are drilled through the joint to the center of the foam and injected with the expanding foam to seal the joint and make the panels airtight.

Expanding foam or construction adhesive is added to all joints and connections to create a sealed envelope much like an egg shell. This process of connecting all the panels is what gives the Golley House its efficiency and strength.

While the assembly process is not complicated, following the steps outlined in the drawings is important for both safety and for the best final product.



# 11. Planning & Design

When designing your tiny house, consider both your immediate needs and how you may use the space in the future. What may be a rental property now may turn into a space for an ageing relative in the future. Some basic living requirements may be a bathroom, a living space, and a small kitchen. Design your tiny house to be multi-functional. You may either have one open space or add a loft to double the available floor space.

The basic Golley House is 10-feet wide and 16-feet deep. The finished height of the Golley Houses is in excess of 16 feet, which allows for up to 8 feet of standing room from the floor to the peak of the ceiling. Side walls in the loft are up to four feet, which is higher than the average 3'6" vertical loft height found in many tiny homes.

The basic Golley tiny house flat-pack kit is built from four "rings" each made up of five panels, plus panels for the end walls, totaling 30 ring-shaped structural insulated panels (SIPs). SIPs are one of the most airtight, green and well-insulated building systems available. The "ring" design is an alternative to traditional stick framing construction. Each "ring" of components creates an additional four feet of space. Two or three modules creates another room. Developed to provide a cost-effective tiny house/accessory dwelling unit (ADU), Golley Houses offers numerous sizes and styles including contemporary, Tudor, arts and crafts, farmhouse, or arts and crafts with a porch.

Developed to provide a cost-effective tiny house/accessory dwelling unit (ADU), Golley Houses offers numerous sizes and styles including Tudor, Rustic, Farm House, Contemporary, Arts & Crafts, or Arts & Crafts With a Porch.



**Tudor**



**Rustic**



**Farm House**



**Contemporary**



**Arts & Crafts**



**Arts & Crafts (Porch)**

As you plan your tiny house to use as a rental property, consider how the property will be used. Is it a long-term rental or is it a vacation destination? Amenities may differ for long-term rentals versus short-term vacation rentals. Obviously many living essentials must be added such as sleeping, cooking, and bathing areas. Local building codes will dictate these necessities, including minimum loft heights, etc. Don't forget to include smoke alarms, carbon monoxide detectors and fire extinguishers.

**Bonus Amenities for Long-Term Rentals**

- Additional parking and/or covered parking
- Pool access or hot tub
- Outdoor bench or swing
- Washer and dryer
- "Smart home" features
- Fully furnished
- Landscaping

A tiny home that serves as a cabin where people can live minimally may have fewer kitchen appliances, but basics like running water and a toilet are a must. Also many guests and long-term renters today will also want modern amenities, such as WiFi. When designing your tiny house rental as a vacation destination, consider what additional amenities guests will need to feel comfortable. Be creative with added bonuses that can make your rental more desirable.

**Bonus Amenities for Short-Term Vacation Rentals**

- Parking
- Pool access or hot tub
- Outdoor bench or swing
- Washer and dryer
- Fire pit, picnic tables and outdoor grill
- Additional linens
- Fully stocked kitchen with cooking appliances, coffee maker, utensils & dishes
- Bottle of wine & wine glasses
- TV & streaming service
- Books, games, and puzzles
- Electrical adapters & chargers
- Cleaning supplies
- Umbrella & beach supplies
- Outdoor lighting





## Decor

When it comes to decor, choose colors and materials that are durable and can easily be cleaned and repaired. Neutral colors and simple decor with pops of interest or color are always a good choice, and even more so in a tiny house with limited wall and floor space. It’s also important to keep your decor current and in good shape. Furniture should look clean and stylish.

## Information About the Area

Don’t forget to stock your rental with information about the rental (utilities, contact numbers, etc.) and the local community. All rental properties capitalize on their surroundings. Whether it’s natural resources or local entertainment and shopping districts, keep a list of all the things your guests can do for fun. Also, don’t forget to inform them of places they can restock on food or other essentials, and any other important local resources, such as how to contact the police, fire department, the nearest hospital or urgent care, the nearest pharmacy, etc.



# 12. Furnishings & Amenities

Most guests will want the basic furnishings and amenities they have at home in all the major rooms. Consider how this will play out in the kitchen, bathroom, bedroom and living area. Here are some ideas to get your started.

## Items For Each Room

**Kitchen:**
Small Fridge
Microwave
Sink
Stovetop
Storage cabinets
Coffee pot
Toaster
Flatware
Dishes
Cooking pots
Measuring utensils
Optional:
Spices, condiments
Garbage bags
Dish Soap
Trash can
Broom
Mop
Cleaning Supplies
Flash light
Light bulbs

**Living Area:**
Comfortable seating
Sleeper Sofa with pull out bed
Table for eating or playing games
Books, magazines, board games
Coat hook
Area lighting

**Bedroom:**
Bed
Fresh linens
Extra blankets
Clock
Pillows
Lamps or area lighting
Bedside table

**Bathroom:**
Sample Toiletries
Soap
Towels
Trashcan
Towel bar hooks

**Porch and outdoor space:**
Durable but comfortable seating
Lighting
Porch swing
Garden
Fire pit
Grill
Landscaping

## AMENITIES

The more amenities you can provide guests, the higher rate you will be able to charge for rental. Some amenities are required and some are optional.

### Required Amenities:

- First Aid Kit
- Smoke alarm
- Carbon monoxide alarm
- Fire extinguisher
- Emergency plan and local numbers
- Toilet paper
- Soap for hands and body
- One towel per guest
- One pillow per guest
- Linens for each guest bed
- Basic appliances: refrigerator, microwave, stove



### Optional Amenities

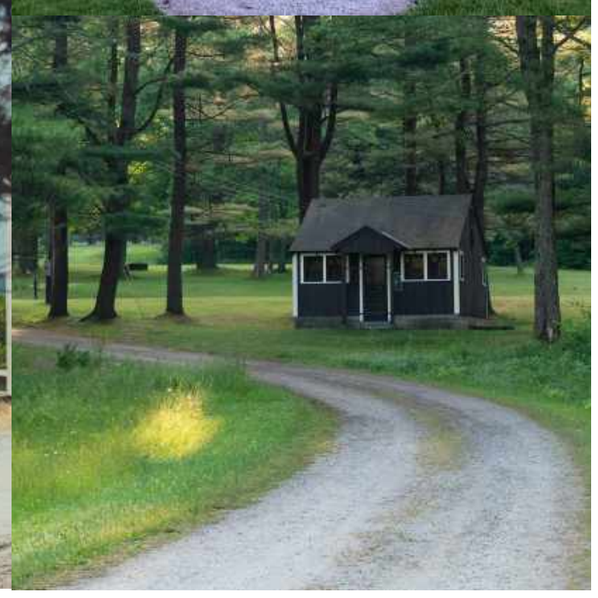
- Dish soap and cleaning supplies
- Coffee maker
- Cooking utensils
- Dishes
- Silverware
- Wine glasses
- Cooking supplies like salt, pepper, and oil
- Coffee, tea
- Light breakfast or snacks
- Hangers
- Adapters and chargers
- A bathtub
- Hair dryer
- Shampoo and conditioner

**PARKING**

- If people park on dirt, there is a lot of maintenance.
- Need to control where people park with fences and curbs.
- Need to put gravel out so it’s not a muddy mess if you don’t have concrete or asphalt.
- Driveways, you have to keep the crown. Make sure it drains.
- Walkways.







# 13. Tiny House Living Resources

Golley Houses
The Golley Houses website is loaded with resources to help you on your tiny house journey. From tiny house design and building to topical articles about tiny home living and multiple guidebooks to get your started. Also check out the Tiny House Zoning and Permitting Database, a searchable resource with links to zoning and permitting entities in Georgia.

MicroLife Institute
Tiny House Atlanta is a program for the Georgia nonprofit MicroLife Institute dedicated to building walkable, sustainable "micro-hood" communities while educating individuals, groups and cities about the positive impacts of micro living.

Tiny House Society
Tiny House Society is your ultimate source of information to know anything about tiny homes. From building to legislation, we got you covered.

American Tiny House Association
Our mission is to promote the tiny house as a viable, formally acceptable dwelling option for a wide variety of people. Excellent resource for new tiny home owners or builders with links and articles related to social and political advances related to tiny house living.

Tiny Home Industry Association
The Tiny Home Industry Association is committed to unifying a movement by developing standards and promoting best practices in the construction, placement and widespread use of tiny homes as permissible and permanent housing.

United Tiny House Association
United Tiny House Association encourages and supports the legal right to live tiny through advocacy, for-charity tiny house festivals, and supporting individuals living the tiny house dream, desiring to start their own tiny house journey, or those simply interested in what all the excitement and buzz is all about in regards to tiny houses and the tiny house movement.

Go Downsize.com
We cover small-space living in tiny houses, RVs, and boats, inspiring our five million subscribers to follow their dreams and go tiny.

GEORGIA TINY HOUSE FACT SHEET
https://www.dca.ga.gov › sites › default › files › g...
Two-sheet document outlining various zoning and coding regulations and resources related to tiny houses in Georgia.

Operation Tiny Home
https://www.operationtinyhome.org
Operation Tiny Home is a nonprofit that builds tiny homes as an affordable and sustainable micro-housing solution for those dealing with housing instability.

City of Decatur Planning and Zoning
An ADU (accessory dwelling unit) is an additional, self-contained dwelling on a typical single-family lot. It can be attached, such as in the lower level of the main dwelling, or detached at the rear of the property.

American Planning Association
APA exists to elevate and unite a diverse planning profession as it helps communities, their leaders and residents anticipate and meet the needs of a changing world. Website contains relevant information with definitions of ADUs and resources for planning, design, zoning and more.

Building An ADU
Website dedicated to education and advocacy surrounding ADUs. Operated by ADU owner, author and festival organizer Kol Peterson. “Since building my own ADU, I’ve focused my energies on ADU advocacy, education, consulting, policy work, and entrepreneurship. I'm the organizer of the largest ADU tour in the country, and the author of *Backdoor Revolution: The Definitive Guide to ADU Development*.”

Accessory Dwellings Organization
A one-stop source about accessory dwelling units, multigenerational homes, laneway houses, ADUs, granny flats, and in-law units. Founded by three volunteers and ADU advocates located in Portland, Oregon.

# GOLLEY HOUSES

Golley Houses was created by Frank Golley as his contribution to addressing the affordable housing crisis. Accessory Dwelling Units (ADUs) can be homes, offices and studios. The GOLLEY HOUSE has been designed using manufacturing and modularity to create a simple to assemble structure that can be customized to match it’s intended use.

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