

	Duplex	ADU
Built Form	Typically defined as a single structure with a shared wall or floor/ceiling	Can be part of a single structure or a free-standing structure. More flexible way to get to two units on a lot.
Tenancy	Can be 100% rental	One unit must be owner-occupied: the other can be rented
Financing/Marketability	Less constrained	More constrained b/c of owner-occupancy req't.
Size	Few limitations in most bylaws	30% of principal dwelling or 900 s.f. whichever is greater
Condominiumization	Possible to create condo or common interest ownership footprint lot	Cannot be made into a condo. and separately conveyed b/c of owner-occupancy.
Lot	May be subject to larger lot size requirements	Not subject to additional land area (except as needed for septic).
Dwelling Unit Classification	No difference	Distinct unit that is clearly subordinate to a single-family dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation
Public Safety	Clear Fire Safety jurisdiction	Depends on treatment as public building
Water/Wastewater	Needs a State Permit	Needs a State Permit