

The ADU Exchange

Why we call it an Exchange.

A directory lists people. A builder sells you a build. An exchange is different: it is a place where separate parties meet on published terms, under a common set of rules, and leave with something each of them needed. That is what we built for accessory dwelling units in New England.

We educate, inform, and align. We do not build.

The name is the business model

Homeowners, trades, REALTORS®, lenders, attorneys, insurers, designers, and building departments all touch the same ADU project, and almost none of them talk to each other. Each one holds a piece of the answer and none of them holds the whole thing. The homeowner is left to assemble it alone, usually by phone, usually wrong. The ADU Exchange is the floor where those parties meet. We set the rules, verify who stands on it, publish what is knowable for free, and take no position in the transaction itself. We do not build, permit, finance, or insure ADUs. That is exactly why we can be trusted to explain them.

Eight departments, built the way a project is built

A department is not a menu category. It is where a set of professionals, a set of tools, and the guides that explain them all live together, so the answer sits next to the person who acts on it.

01	<i>Homeowners</i>	Feasibility, zoning, the ADU roadmap, and DIY planning. The free front door to the whole Ecosystem.
02	<i>Trades & Builders</i>	Licensed, verified, ADU-focused professionals organized into aisles by construction phase, from design through finishes and specialty services.
03	<i>Real Estate Professionals</i>	ADU certification, valuation tools, and listing support for agents. A certified agent can tell a client whether a lot can carry an ADU, which most cannot.
04	<i>The Bank Vault</i>	Financing. Equity products, construction and renovation loans, and the state programs written for ADUs specifically.
05	<i>The Court House</i>	Legal, permitting, and insurance. Licensed attorneys, permitting specialists, and agents who understand ADU development.
06	<i>Accessories</i>	Solar, smart home, and ADA and accessibility work. The parts of the build that decide whether the unit still works in fifteen years.
07	<i>The News Room</i>	ADU legislation, financing programs, and permit data across New England, verified against primary state sources.
08	<i>Town Hall</i>	The municipal portal. Free resources for building departments and code officials. We never write the zoning.

What runs underneath

<i>The ADU Exchange University</i>	Plain-English guides filed by department, each claim traced to statute, agency guidance, or published research. Free.
<i>Feasibility and zoning tools</i>	Address-level checks covering all six New England states, with statutory profiles maintained per state and re-reviewed when a law moves.
<i>The Blueprint Marketplace</i>	Free publicly available municipal plans alongside permit-ready plan sets from vetted design partners.
<i>The Community Hub</i>	A building department publishes its own local ADU rules once, and residents find them without calling the counter.
<i>The Easy Solution</i>	For homeowners who do not want to run a build: one vetted Master Certified General Contractor per region, start to finish.

The rules of the floor

- Every professional is verified for license and insurance before listing. No pay-to-appear.
- Seats per trade per territory are deliberately limited, so a homeowner meets a short list of real professionals instead of an infinite directory.
- We tell every homeowner to get three estimates, including from members.
- No fabricated information and no fabricated testimonials anywhere on the platform.
- Legal, insurance, and lending relationships form directly between the homeowner and the licensed partner. We are the introduction, not the counterparty.
- Homeowner tools, guides, and the municipal toolkit are free. Professionals fund the Ecosystem through membership.

Where it operates

Massachusetts, Rhode Island, Connecticut, New Hampshire, Vermont, and Maine, organized by county and territory rather than by mailing list. The state layer carries the law, the territory layer carries the people. Massachusetts and Rhode Island both passed landmark ADU legislation, and our news coverage of the two is deliberately balanced rather than Massachusetts-heavy.

What this is for

An ADU is usually not built for a return. It is built for a parent who should not be two states away, an adult child priced out of the town they grew up in, or a house that has to work for one more generation. Every yard deserves an ADU, from factory-built to custom, for every budget and every family legacy. The Ecosystem exists so that the deciding factor is the yard and the family, not whether the homeowner happened to know the right person.

Sequoia Lodges is a design partner of The ADU Exchange.

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