

The Tiny House Planning Workbook

Plan your budget, compare builders, organize listings, and confidently prepare for your future tiny house.



Little Houses For Sale

www.littlehousesforsale.com

How to use this workbook

Print this workbook or fill it in on your device. You do not need to finish it in one sitting. Most buyers work through it over several weeks or months while researching.



Suggested order

Start with goals and budget. Compare builders and listings as you find them. Use land and community worksheets when you know where you want to live. Save inspection and moving checklists for later.

Tip: Use the **cost calculator** and **mortgage calculator** on Little Houses For Sale alongside the budget sections.

MY PLANNING START DATE

TARGET MOVE-IN DATE

My tiny house goals

WHY DO I WANT A TINY HOUSE?

How will I use it?

- ☐ Primary residence
- ☐ Vacation home
- ☐ Rental / Airbnb
- ☐ Retirement home
- ☐ Downsizing from a larger home
- ☐ Other (write below)

WHO WILL LIVE HERE FULL TIME?

MUST-HAVE LOCATION (STATE, REGION, OR CLIMATE)

ADDITIONAL NOTES

Budget planner

Write your best estimate for each line. Adjust as you learn more. Compare totals to your savings in the next section.

Purchase price	\$
Delivery / towing	\$
Land purchase or lot rent (first year)	\$
Site prep and foundation / pad	\$
Utility hookups	\$
Permits and inspections	\$
Insurance (first year)	\$
Furniture and moving	\$
Emergency fund (recommended 10%)	\$
Total estimated cost	\$

NOTES

Browse [listings by budget](#) to compare real prices.

Monthly affordability worksheet

Monthly income		Monthly expenses	
Primary income	\$	Housing (current)	\$
Secondary income	\$	Utilities	\$
Total monthly income	\$	Food / transportation	\$
		Debt payments	\$
		Other	\$
		Total monthly expenses	\$

MONTHLY AMOUNT I CAN PUT TOWARD A TINY HOUSE

CURRENT SAVINGS FOR PURCHASE

SAVINGS GOAL (TOTAL NEEDED)

TARGET PURCHASE DATE

NOTES

Must-have features

Check every feature you cannot compromise on.

- ☐ Main floor bedroom
 - ☐ Loft sleeping area
 - ☐ Dedicated office / workspace
 - ☐ Solar / off-grid ready
 - ☐ Washer and dryer hookups
 - ☐ Full-size or compact dishwasher
 - ☐ Deck or outdoor living space
 - ☐ Extra storage (closets, stairs, etc.)
 - ☐ Luxury bathroom (tile, full shower)
 - ☐ Wheelchair accessibility
 - ☐ Pet-friendly layout
-
-

OTHER MUST-HAVES

Nice-to-have features

Check features you want but could live without.

- ☐ Skylights
- ☐ Fireplace or wood stove
- ☐ Soaking tub
- ☐ Murphy bed
- ☐ Built-in desk
- ☐ Smart home features
- ☐ Metal roof
- ☐ Blackout window shades
- ☐ Outdoor shower
- ☐ Garden space nearby
- ☐ Community amenities nearby

OTHER NICE-TO-HAVES

Builder comparison worksheet

Compare at least two builders. Browse [builders](#) and [best builders by state](#).

BUILDER	PRICE	TIMELINE	WARRANTY	REVIEWS	CUSTOM	DELIVERY	FINANCE	NOTES

Listing comparison worksheet

Track homes you find on **listings** and other sources.

LISTING	PRICE	STATE	CITY	BEDS	BATHS	SQ FT	FEATURES	NOTES

Land research worksheet

Use one block per property or parcel. Check **zoning** and the **zoning finder** before you buy land.

PROPERTY / COUNTY	ZONING OK?	UTILITIES	INTERNET	HOA?	RESTRICTIONS	NOTES

Community comparison worksheet

Compare **tiny house communities** you are considering.

COMMUNITY	MONTHLY COST	AMENITIES	STATE	PETS?	UTILITIES	NOTES

Questions for builders

Ask these before you sign. Write answers in the space below each question.

What is included in the base price?

What is the current build timeline?

What warranty do you offer?

Do you deliver to my state? What is the cost?

What certifications does the home have (RVIA, NOAH)?

Can I customize the floor plan?

Questions for builders (continued)

What financing options do you offer or recommend?

Can I visit a completed home or your shop?

Who handles permits and inspections?

What happens if material costs change during the build?

OTHER QUESTIONS AND NOTES

Questions for sellers

Use this when buying a used tiny house from **listings** or private sellers.

Why are you selling?

What is included in the sale (appliances, solar, furniture)?

Any known issues or repairs?

Can I see title, VIN, and registration documents?

Has the home ever been moved? Any damage during transport?

What utilities is it set up for?

Is delivery included? If not, what is the estimated cost?

OTHER QUESTIONS AND NOTES

Inspection checklist

Use when viewing a home in person. Check each item and note problems.

- | | |
|---|--|
| ☐ Roof | ☐ Trailer / frame |
| ☐ Windows and doors | ☐ Electrical panel |
| ☐ Plumbing and water | ☐ HVAC / heat and AC |
| ☐ Moisture or mold signs | ☐ Appliances |
| ☐ Foundation / leveling | ☐ Take photos of concerns |

INSPECTION NOTES AND PHOTO REFERENCES

Moving checklist

- ☐ Utilities scheduled (water, electric, sewer)
- ☐ Internet setup
- ☐ Delivery or towing booked
- ☐ Final walk-through done

- ☐ Insurance in place
- ☐ Change of address completed
- ☐ Site prep and pad ready
- ☐ Keys and documents received

MOVING DATE

MOVER / DELIVERY COMPANY AND CONTACT

NOTES

Timeline planner

Map your next six months. Adjust labels to match your schedule.

Month 1

Month 2

Month 3

Month 4

Month 5

Month 6

KEY DEADLINES AND REMINDERS

Favorite listings

Save listing details as you browse [Little Houses For Sale](#).

Listing #1

TITLE / URL	PRICE
LOCATION	SIZE (SQ FT)
WHY I LIKE IT	
CONCERNS	

Listing #2

TITLE / URL	PRICE
LOCATION	SIZE (SQ FT)
WHY I LIKE IT	
CONCERNS	

Favorite listings (continued)

Listing #3

TITLE / URL	PRICE
LOCATION	SIZE (SQ FT)
WHY I LIKE IT	
CONCERNS	

Listing #4

TITLE / URL	PRICE
LOCATION	SIZE (SQ FT)
WHY I LIKE IT	
CONCERNS	

TOP CHOICE AND WHY

Resources

Bookmark these pages as you work through this workbook.

Browse tiny houses for sale

Find tiny house builders

Explore tiny house communities

Check tiny house zoning

Tiny house cost calculator

Mortgage calculator

Zoning finder

Complete buyer guide

FAQ

MY SAVED LINKS AND LOGIN INFO

About Little Houses For Sale



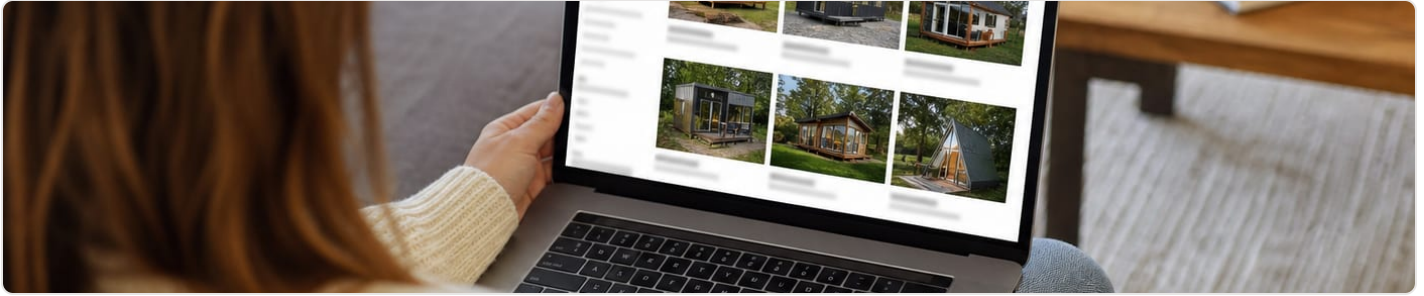
Little Houses For Sale is a marketplace for tiny homes, park models, cabins, and ADUs. Browse listings, compare builders, explore communities, and use free planning tools as you search for your home.

What you can do here

Search listings by location and budget. Read buyer guides and zoning info. Compare builders in all 50 states. Save favorites and contact sellers directly.

QUESTIONS OR FEEDBACK

Ready to find your tiny house?



You have done the planning work. Now browse real homes and builders on Little Houses For Sale.

[Browse listings today](#)

[Compare builders](#)

[Find a community](#)

Little Houses For Sale

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