



P I C C O L A

Tiny Home Buying Guide: Your Essential Steps to Success

Buying a home, regardless of its size, is no small task. The journey toward owning a tiny house is filled with unique challenges and opportunities, but with the right preparation and advice from those who've been there before, you can make informed decisions and avoid common pitfalls. In this comprehensive guide, we'll share crucial tips and insights, walking you through every step of the tiny house buying process. Whether you're considering a model like The Minuet by Piccola Tiny Homes or just starting your research, this guide will help you navigate the journey to tiny home ownership with confidence.



1. Understanding What a Tiny House On Wheels Is

A tiny house on wheels is defined as a detached self-contained unit which includes basic functional areas that support normal daily routines such as cooking, sleeping, and toiletry; with 100 to 400 square feet of floor space, excluding lofts or second stories; meets ANSI A119.5 building code; is designed and built to look like a conventional building structure, and is permanently attached to a trailer chassis.

These compact homes require residents to maximize every inch of space with clever, space-saving solutions. Tiny house living appeals to those looking to downsize, simplify their lives, eliminate clutter, live more affordably, and reduce their environmental impact.



Piccola Tiny Homes models embody these principles and meet all the requirements to be a Tiny Home On Wheels. With a carefully designed floor plan that maximizes space while offering all the comforts of a larger home. They are a perfect choice for those new to tiny living or tiny living veterans.

2. Why Tiny House on Wheels vs Tiny House on Foundation

Tiny Houses on foundations, which can include container homes, foldable homes, modular homes, shed conversions, or Accessory Dwelling Units (ADU's), are structures that must be

permanently fixed to the ground. While these structures are permanent and can be incorporated into the property they're located on, they have some major drawbacks.



1. A reliable contractor must be found to install/build the tiny house.

With Piccola Tiny Homes you can have the peace of mind that our building processes are of the utmost quality and done in a reproducible environment where stringent quality control measures are conducted.

2. An architect must create plans and engineering must be completed and submitted to the local building and safety authorities for approval. This must be completed even for pre-built units like a modular home, container home or foldable home. This process averages 6-9 months to complete, usually with many revisions of plans before permits are awarded to even BEGIN building.

Piccola Tiny Homes follows the ANSI A119.5 national building code and our plans have already been approved by Pacific West Tiny Homes, an independent inspection agency. This allows you to not have to worry about getting an architect, engineer, and wait to receive your building permits.

- Many tiny houses on foundation projects run into a myriad of difficulties. Initial cost estimates are inaccurate and the final cost of the project is 50%-100% more than originally planned. Contractors will have other projects going at the same time and may be unresponsive or sometimes quit a job right in the middle leading to much longer completion times than originally planned. These completion times are already high to begin with averaging 9-20 months.

There's no need to wait over 2 years to live in your Tiny Home. With Piccola Tiny Homes you don't have to worry about cost or schedule overruns when ordering. We have fixed cost pricing so you know what you're paying when you order. Our build time is 13 weeks from start to completion and you will know exactly when your build will start at the time of ordering.

3. Finding the Perfect Location

Not every location is tiny house-friendly, and rules can vary significantly between different regions. Before purchasing a tiny home on wheels, it's important to research local zoning laws to ensure you can legally park your Tiny House on Wheels. As of July 2024 in California specifically, the below Cities have legalized Tiny Homes on Wheels to be used as ADU's. However, rural areas are often more accommodating to Tiny House On Wheels.

For those considering a Piccola Tiny Home, our designs are certified to the ANSI A119.5 standards, which is required in the California cities listed below. Whether you plan to live in a rural area, an RV park, a tiny house community, or a backyard make sure to check local ordinances before purchasing.

California Cities & Counties Amending Ordinances to Permit Movable Tiny Homes as ADU's

<p>Cities of:</p> <ul style="list-style-type: none"> Fresno Los Angeles SLO Riverside San Diego San Jose Oakland Fort Bragg South Lake Tahoe Ojai California City Santa Rosa* 	<p>Counties of:</p> <ul style="list-style-type: none"> Humboldt Santa Clara Placer Santa Cruz Sonoma* 	<p>Working with Counties of:</p> <ul style="list-style-type: none"> Mendocino, Sacramento San Diego Mariposa SLO Tuolumne Plumas
---	---	--

*Note: See ordinance for restrictions

4. Tiny Home Design

Planning is critical when it comes to tiny homes. Every square inch must be utilized efficiently, requiring thoughtful design and careful planning. Piccola's Tiny Home models come with expertly designed blueprints that optimize space for functionality and comfort, ensuring that your home remains livable and adaptable as your needs evolve.

5. Maximizing Space with Smart Storage Solutions

Storage is one of the most critical aspects of tiny home living. With limited space, incorporating clever storage solutions is essential. Features like stairs that double as drawers, beds with storage underneath, and multipurpose furniture can significantly enhance your living space.



Our models are designed with smart storage solutions throughout, allowing you to live comfortably without clutter. With built-in cabinets and hidden storage spaces it's optimized for both efficiency and practicality, ensuring every item has its place.

6. Preparing for the Tiny House Lifestyle

Living in a tiny house requires a significant lifestyle shift. It's important to consider whether you're ready to downsize your belongings, embrace a minimalist lifestyle, and live in close quarters with others. Planning for constant tidiness and thinking about how the tiny house lifestyle will impact your daily routines is key.



Our Models are designed to make this transition as smooth as possible. Their efficient use of space, high-quality materials, and thoughtful design create a comfortable and stylish environment that makes tiny living very enjoyable.

7. Budgeting and Financing Your Tiny Home

Financing a tiny home requires careful planning. Piccola Tiny Homes' certification makes our models eligible for financing and insurance. Whether you're paying in cash or securing financing, understanding all associated costs is crucial. It's important to not only budget for the home itself but also to plan for parking site preparation and transportation from our facility to your parking location.

8. Finalizing Your Tiny Home Purchase

Once you've selected your model and secured financing the next step is to complete the purchase. It's crucial to ensure that all details are clearly documented, including warranties,

timelines, and any other agreements. Clear communication and proper documentation will help avoid misunderstandings and ensure your expectations are met.



Piccola Tiny Homes ensures transparency at every step, providing detailed documentation and a commitment to quality that makes the process of buying The Minuet both straightforward and reassuring.

9. Your Tiny Home Build

Once your purchase is complete, the build process begins. With a pre-designed model like The Minuet, this process is streamlined, ensuring that your home is ready in a timely manner. Choosing a reputable builder is critical, as this will determine the quality and durability of your home.



Piccola Tiny Homes is known for its quality craftsmanship and customer satisfaction. Our models are built with precision and care, and attention to detail in every phase of construction. From the framing to the final finishes, your home will be crafted to last.

10. Preparing Your Site

Preparing your site is a crucial step, especially if your tiny home will be stationary. You'll need to ensure that utilities are connected and that the ground is ready for your home's arrival. Depending on the location, you may need to install a concrete pad or make other site-specific preparations.

Our Models are designed for easy setup, with pre-installed utilities and clear site preparation guidelines. For all of our models you will need 3 utility hookups, Water, Sewer, and Power. Our models are built to stay in one location so they do not have any holding tanks.



1. **WATER:** A standard 3/4" cold water hose bib connection close to the tiny home. Your home comes with a 25 ft. heavy duty potable water hose and a 20gal electric water heater.
2. **SEWER:** A connection into your house sewer or septic is required within 15ft of the left front trailer wheel of the Tiny House on Wheels. Your tiny home comes standard with a 20 ft RV Sewer Hose with a 4-in-1 adapter that is compatible with 3" slip or 3", 3-1/2" and 4" NPT threaded sewer connection.
3. **POWER:** A 50amp, 240 volt, NEMA14-50 female outlet within 20 ft of the back of the Tiny Home. Your tiny home comes with an integrated 25ft NEMA 14-50, 50 Amp male extension cord

The Piccola team can assist with delivery and placement, ensuring a smooth transition to your new home.

11. Taking Delivery of Your Tiny Home

The final step is receiving your tiny home. Whether you pick it up yourself or have it delivered, coordinating the delivery process is essential to ensure everything goes smoothly.



With delivery options available, The Minuet can be brought directly to your chosen site. Piccola's experienced delivery partners ensure that your home arrives safely and is set up correctly, ready for you to move in.

Buying a tiny home can be a difficult experience but we at Piccola Homes want to make it as easy as possible. We would love to get you into the Tiny Home of your dreams so please reach out to us at thrive@piccolahomes.com or give us a call at 805-322-8776 or visit our facility 440 E Easy St, Ste 1, Simi Valley CA 93065.