

# ESC Homes Prepares Virginia Homeowners for New ADU Law Taking Effect July 2027

*ESC Homes' permit-ready ADU plans are sized to clear each Virginia county's limits, built for aging parents, adult children and multigenerational households*

GAINESVILLE, VA, UNITED STATES, September 8, 2026 /EINPresswire.com/ -- GAINESVILLE, Va. — Sept. 8, 2026 — When Virginia's new accessory dwelling unit law takes effect on July 1, 2027, homeowners across the

Commonwealth will be able to add a second, independent dwelling to their property by right in single-family zones, with ADU permit fees capped at \$500 and no requirement that occupants be related by family.



ESC Homes ADU 759sf mid century Solara

That last provision — the removal of the family-relation requirement — points at who these units are actually for.

“

A parent who needs to be close, but not in the guest room. A disabled family member who needs their own door. Three generations negotiating one kitchen. Nobody was building for any of that.”

*Cheryl Spangler, Owner, ESC Homes*

"After more than twenty years of listening to buyers, the same conversations kept repeating," said Cheryl Spangler, owner of ESC Homes. "An adult child who can't find rent she can cover. A parent who needs to be close, but not in the guest room. A disabled family member who needs their own door. Three generations negotiating one kitchen. Nobody was building for any of that."

ESC Homes, a Northern Virginia builder focused exclusively on [small-footprint homes and ADUs](#), is telling homeowners the same thing it tells its own clients: the deadline is not

the starting line.

"Design, permitting, financing, and contractor selection take months before anyone breaks ground," Spangler said. "Homeowners who wait until July 2027 to make a phone call are looking

at 2028 before they have a finished unit. The people who will benefit first from this law are the ones planning right now."

ESC Homes builds five architectural collections across a range of floorplans, each able to serve as a primary residence or an ADU. The range is deliberate: Virginia counties set their own ADU size limits, and a plan that clears review in one jurisdiction can be too large in the next. The plans are permit-ready, so county review can begin immediately rather than after months of custom architectural work.

The homes are stick-built on permanent foundations with a four-foot crawlspace — not modular units or structures on trailers, and they follow conventional paths for appraisal, financing, and resale.

ESC Homes' plans use elevated ceiling heights and clerestory windows — a signature of the company's work — to make compact interiors read as open and light-filled.

"Small footprint has been shorthand for cheap and temporary for too long," Spangler said. "Thinking small doesn't have to mean living small. Volume, natural light, and proportion are what make a space feel generous, and none of those are a function of square footage."

Spangler came to homebuilding from the other side of the transaction. Licensed in Virginia real estate since 2002 and a brokerage owner, she has spent 12 years working with investors on renovations and whole-house remodels. She obtained a Class A contractor license to build new construction herself.

"I'm not going to claim a house in the backyard fixes the housing crisis," Spangler said. "It solves a specific problem for a specific family. There are a great many of those families, and most of them have been told their only options are a nursing home, a basement, or moving away from everyone they know."

ESC Homes has a model home planned for Warrenton and is awaiting building permits — the same review step Spangler advises homeowners not to underestimate. The company expects to break ground this fall, after which the house will let prospective buyers walk its construction and finishes in person.

ESC Homes' [online configuration tool](#) produces an itemized build estimate and emails it directly, with no sales call required. A free [county-by-county guide to Virginia ADU rules](#) is available at ADUVirginia.com.

Local zoning still governs ADU construction until July 1, 2027, and jurisdictions retain some authority over size and lot standards after that date. Homeowners should confirm requirements for their specific parcel.

## About ESC Homes

ESC Homes is raising the standard for small-footprint living. The woman-owned Virginia builder designs and builds architecturally distinctive small-footprint homes and accessory dwelling units across Northern Virginia and surrounding areas, stick-built on permanent foundations. Class A contractor license #2705199583.

## Media Contact

Cheryl Spangler, Owner  
ESC Homes  
540-351-9036  
info@eschomes.com  
[www.eschomes.com](http://www.eschomes.com)

High-resolution photography, renderings, and floorplans available for editorial use.

Cheryl Spangler  
ESC Homes LLC  
info@eschomes.com  
Visit us on social media:  
[LinkedIn](#)  
[Instagram](#)  
[YouTube](#)

---

This press release can be viewed online at: <https://www.einpresswire.com/article/939775646>

EIN Presswire's priority is source transparency. We do not allow opaque clients, and our editors try to be careful about weeding out false and misleading content. As a user, if you see something we have missed, please do bring it to our attention. Your help is welcome. EIN Presswire, Everyone's Internet News Presswire™, tries to define some of the boundaries that are reasonable in today's world. Please see our Editorial Guidelines for more information.

© 1995-2026 Newsmatics Inc. All Right Reserved.